

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, DECEMBER 19, 2024 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 - November 21, 2024

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 2412PC193:

Planning Commission Approval 2412PC193, by agent Heinrich & Associates, seeking approval for a five lot zero-lot line subdivision use, Tax Parcel 1010E-02-025.001, 1019 Bridge Street, Zoned T3 (Sub-Urban Zone), Ward 4

H2. Planning Commission Recommendation

1. Zoning Map Amendment 2412PC189:

Zoning Map Amendment 2412PC189, by agent Virgil G. Gillespie, requesting to rezone four parcels to B-2 (General Business), Tax Parcels 0908O-04-101.000, 0908O-04-101.001, 0908O-04-101.002, 0908O-04-102.001, 12473 Dedeaux Road, 12463 Dedeaux Road, 12451 Dedeaux Road, 0 Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MINUTES
GULFPORT CITY PLANNING COMMISSION
Thursday, November 21, 2024, 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 **4:32 P.M.**
- D. **Determination of a Quorum**: A roll call was performed and a quorum was determined.

BOARD MEMBERS PRESENT:

WM. PRINCE JONES
CHARLIE HEWES
TIM DAIGLE JR
DOUG HANCOCK
KEITH WILLIAMS
BJ SELLERS
BILL WILLIAMS
BRYAN JACOBS

BOARD MEMBERS ABSENT:

VIRGINIA ADOLPH
CHRIS ROMANO
HAROLD SPANN

STAFF MEMBERS PRESENT:

GREG HOLMES
SU-LIN FEATHERSTON
BRYCE CLUGH
SAM SMITH
MATILDA WELCH

COURT REPORTER:

NORMA SOROE

E. **Confirmation of Agenda**:

F. **Adoption of Minutes**:

Motion by **Mr. Daigle** and seconded by **Mr. Jones** to approve Minutes of the **October 24, 2024**, Planning Commission meeting was carried unanimously.

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 2411PC167:

Planning Commission Approval 2411PC167, by owner Lesley Tobar Castillo, seeking approval for mobile home use, Tax Parcel 0710H-02-020.000, Ganges St, Zoned R-1-5 (Single-family), Ward 3

Speaking for the Petition: Lesley Tobar Castillo

Speaking against the Petition: None

Motion: Mr. Jones motioned to approve applicant’s request.

Second: Mr. Hancock

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

Action: Motion carried unanimously.

2. Planning Commission Approval 2411PC172:

Planning Commission Approval 2411PC172, by owner Zyclasston Day, seeking approval for mobile home use, Tax Parcel 0810E-05-061.000, 4415 Kentucky Avenue, Zoned R-1-5 (Single-family), Ward 3

Speaking for the Petition: Zyclasston Day

Speaking against the Petition: Richard Marsh, Janice Marsh, Michele Rogers, John Johnson

Other: Travis Johnson

Motion: Mr. Hancock motioned to approve applicant’s request with the conditions that all fines with Code Enforcement to be paid and the building site has been cleaned to Code Enforcement standards.

Second: Bill Williams

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

HAROLD SPANN – Absent
BILL WILLIAMS – Yea

Action: Motion carried unanimously.

3. Planning Commission Approval 2411PC175:

Planning Commission Approval 2411PC175, by agent Monica Smith, seeking approval for a convenience store use, Tax Parcel 0910N-07-010.000, 504 Pass Road, Zoned B-2 (General Business), Ward 4

Speaking for the Petition: Monica Smith / Yani Hernandez

Speaking against the Petition: None

Motion: Mr. Hewes motioned for approval of applicant’s request.

Second: Mr. Jacobs

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

Action: Motioned carried unanimously.

4. Special Exception 2411SE179:

Special Exception 2411SE179, by owner Brenda Thai, seeking approval for a liquor store use, Tax Parcel 0811E-04-096.000, 2005 30th Ave, Zoned B-1 (Neighborhood Business), Ward 1

Speaking for the Petition: Brenda Thai

Speaking against the Petition: None

Other: John W. Godsey

Motion: Mr. Hancock motioned for approval of applicant’s request.

Second: Mr. Jones

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

Action: Motioned carried unanimously.

5. General Plan 2411PC182:

General Plan 2411PC182, by agent Robert B. Heinrich, seeking approval for a 62 lot subdivision with four outparcels, Tax Parcel 1010O-02-050.000, 1856 Beach Drive, Zoned R-1-7.5 (Single-family), Ward 2

Speaking for the Petition: Bobby Heinrich, Robert Schwartz

Speaking against the Petition: Carol McDaniel, Clarence McDaniel, Bernie Mangnitz, John Douglas, John Olsen, Beth Kroupa, Shriley Godsey, Patti Cuevas, Amy Olsen

Other: Ken Kroupa, Beth Kroupa, Robert E. Lee

Motion:Mr. Daigle motioned for approval of applicant’s request with conditions of MDOT will review plans for further progress in development.

Second: Mr. Sellers

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

Action: Motioned carried 7-1.

H2. Planning Commission Recommendation

6. Zoning Text Amendment 2407PC094: (Remanded back by City Council)

Zoning Text Amendment 2407PC094, by City of Gulfport Administration, to amend Appendix D (Smartcode) at 5.4.11a and 5.4.11b both at building setback to delete the 6-foot maximum side yard setback

Speaking for the Petition: Greg Holmes asked for the board to table case to the December Planning Commission Meeting.

Speaking against the Petition: None

Motion: Mr. Sellers motioned for this case to be tabled to the December meeting.

Second: Mr. Jones

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

Action: Motioned carried unanimously.

7. Zoning Map Amendment 2409PC144: (Remanded back by City Council)

Zoning Map Amendment 2409PC144, by agent Heinrich & Associates LLC, requesting to rezone to R-O (Residence-Office), Tax Parcel 1009L-02-018.000, 9298 Lorriane Rd, Zoned R-1-7.5 (Single-Family), Ward 5

Speaking for the Petition: Bobby Heinrich

Speaking against the Petition: None

Motion: Mr. Sellers motioned for applicant’s request to be approved with any and all conditions.

Second: Mr. Hancock

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

Action: Motioned approved unanimously.

**8. Zoning Map Amendment 2410PC159:
(Tabled to November meeting due to applicant’s absence)**

Zoning Map Amendment 2410PC159, by owner Casmon Developments LLC, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1010M-03-012.000, 1045 Township Road, Zoned T5 (Urban Center Zone), Ward 2

Speaking for the Petition: Juan Castano

Speaking against the Petition: None

Motion: Mr. Hewes motioned for applicant’s request to be approved with all conditions.

Second: Mr. Daigle

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

Action: Motioned carried unanimously.

9. Zoning Text Amendment 2411PC169:

Zoning Text Amendment 2411PC169, by City of Gulfport Urban Development, to amend Appendix A, Section IV, E, 3, Supplementary design for new and renovated buildings along commercial and mixed use corridors value of construction.

Speaking for the Petition: Su-Lin Featherston

Speaking against the Petition: None

Motion: Mr. Daigle motioned for approval.

Second: Mr. Jones

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

Action: Motioned carried unanimously.

I. Adjournment

There being no further business, a Motion was made by Mr. Jones to adjourn, seconded by Mr. Daigle and carried unanimously. The meeting adjourned at 6:46 P.M.

William Prince Jones, 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

PLANNING COMMISSION CASE # 2025-183

Hearing Date: Thursday, December 19, 2024

Planning Commission Approval 2412PC193: Planning Commission Approval 2412PC193, by agent Heinrich & Associates, seeking approval for a five lot zero-lot line subdivision use, Tax Parcel 1010E-02-025.001, 1019 Bridge Street, Zoned T3 (Sub-Urban Zone), Ward 4

Technical Report

Resubdivision

GENERAL INFORMATION

Case File Number: 2412PC193

Hearing Date: December 19, 2024

Current Zoning/Use: T3 / Single-Family Residential

Legal: Planning Commission Approval 2412PC193, by agent Heinrich & Associates, seeking approval for a five lot zero-lot line subdivision use, Tax Parcel 1010E-02-025.001, 1019 Bridge Street, Zoned T3 (Sub-Urban Zone), Ward 4

TECHNICAL DETAILS

The applicant requests Planning Commission approval for a five lot zero-lot line subdivision use.

The Gulfport Subdivision Regulations require that:

1. Each new parcel created is in compliance with appropriate zoning ordinances, building codes, and restrictive covenants, if any;
2. Each new parcel created shall have direct access to a dedicated public street for at least 35 feet; and
3. Each new parcel created shall have available capacity for water and sewer

The proposed parcels are located adjacent to existing city rights-of-way, are protected by Gulfport Fire and Police, and will have capacity for city water and sewer. The applicant states there are no protective or restrictive covenants which would prevent the resubdivision of the parcels.

EXECUTIVE SUMMARY

The applicant is seeking approval for a five lot zero-lot line subdivision use and is addressing the following statements:

1. **Transportation and Access:** The proposed lots will be adjacent to an existing public right of way which has direct access to Highway 605 to the east and Pass Rd. to the south. Also, there is access to the north and west of the subject property.
2. **Water Supply:** The proposed lots will have direct, connections to an existing 8" water main that runs along Bridge St.
3. **Waste Disposal:** The proposed lots will have direct connections to an existing 8" sewer main that runs along Bridge St.
4. **Fire and Police Protection:** There is an existing fire hydrant at the NE intersection of Spring St. Fire and Police protection will be provided by the City of Gulfport.
5. **Other Public Facilities:** Within the vicinity of the subject property, there is shopping and restaurants to the east and south. Just north is a newly constructed harbor. Since this

Technical Report

Resubdivision

area was previously zoned for SmartCode use, the proposed lots will have access to the shopping and restaurants within walking distance.

6. **Traffic:** Due to this property being located at an intersection that feeds 4 ways and only creating 5 residential lots, there will not be traffic congestion or hazards. The property with the existing home on it will have still have street access to the north off of Spring Street. The 4 proposed zero lot line homes will have street access off of Bridge Street.
7. **Harmony with the Surrounding Neighborhood:** The subject property is 1.285 acres and has an existing home located on the property. The current zoning is T3 and/or R-1-7.5 which allows single family homes. Four lots will be zero lot line and will exceed minimum lot size requirements, and one will be 0.97 acres containing the existing residence. The lot requirements for T3 zoning are 7,500 Square Feet of building site coverage with a front yard setback of 20 feet, a side yard setback of 6 feet, and a rear yard of 6 feet. There are 3 residential homes across the street from the proposed 4 zero lot line lots that will stay in harmony and blend with the surrounding neighborhood.

Any approval should consider these conditions:

1. Must meet all current Building Codes and City of Gulfport Ordinances.
2. Wall and overhang facing the zero-lot line is required to have a fire resistance rating of 1-hour with no openings, and roof cannot shed water onto the adjacent property.
3. Must protect and preserve all protected trees on site per Chapter 8 Ordinance.

DEPARTMENTAL CONDITIONS

Engineering:

No conditions. Comment on the preliminary plat: The preliminary plat refers to Lot 4 Block 16 Oak Park, but the legal description refers to part of Monet's Survey. The surveyor should confirm which subdivision referenced is correct. In a memo dated 12/06/2024.

Public Works:

No conditions. Memo dated 12/06/2024.

Traffic and Safety:

No conditions. Memo dated 11/26/2024.

Building Code Services:

Must meet all current Building Codes and City of Gulfport Ordinances. The wall and overhang facing the zero-lot line is required to have a fire resistance rating of 1-hour with no openings. The roof cannot shed water onto the adjacent property. Memo dated 11/25/2024.

GIS:

No conditions. Memo dated 12/04/2024.

Police Department:

No comments as of 12/09/2024.

Fire Department:

No comments as of 12/09/2024.

Technical Report

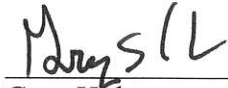
Resubdivision

City Arborist:

Must protect and preserve all protected trees on site per Chapter 8 Ordinance. Memo dated 12/03/2024.

DIRECTOR APPROVAL

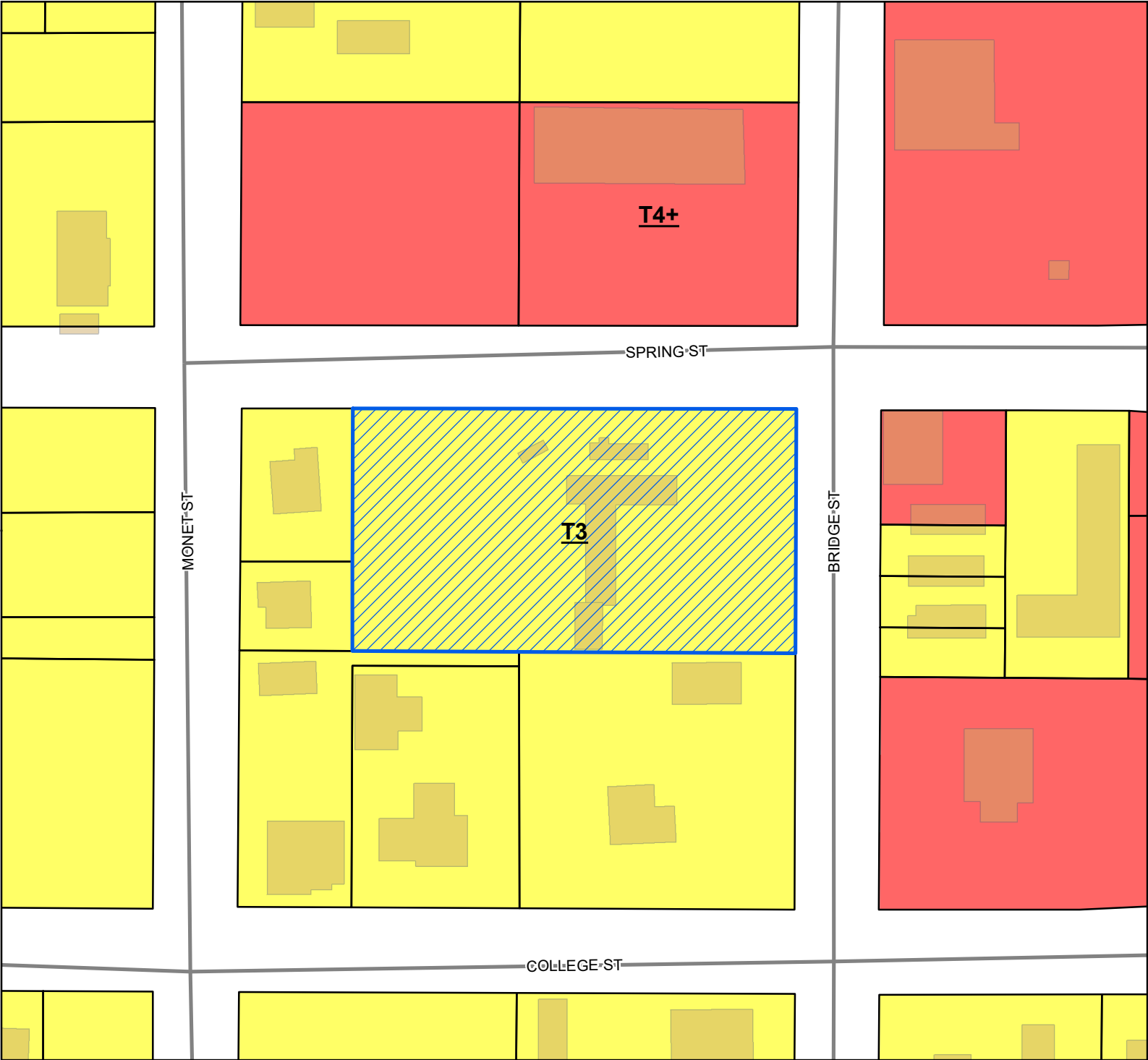
This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department



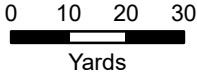


Site
 Street
 Parcels
 Buildings
 City Limit

Smart Code

T4+
 T3

Site Information
1010E-02-025.001
Zoning: T3 (Sub-Urban Zone)
Size: 1.3 acres
Flood: X



1 inch = 100 feet



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



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

APPLICATION FOR PLANNING COMMISSION APPROVAL

For Staff Use Only

Case Number: 2412 PC193Date Received: 11/06/24Receipt Number: 13018067Received By: W0Zoning: F3Ward: 4 Flood: XSize: 1.3 ac

Property Information

TAX PARCEL # 1010E-02-025.001

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(If necessary, use separate sheet of paper)

Address of Property Involved: 1019 BRIDGE ST.Lot(s) 4, Block(s) 16, Subdivision REPLAT OAK PARKGeneral Location: SW INT. OF SPRING ST. & BRIDGE ST.

GENERAL DESCRIPTION OF REQUEST:

ALLOW A 5 LOT RE-SUBDIVISION,
WITH WATER & SEWER ADJACENT TO A PUBLIC RIGHT OF WAY.
LOTS 1-4 WILL BE ZERO LOT LINE; LOT 5 WILL BE 1 AC. +/-

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

B & B FORREST INC.

Printed Name of Owner

11503 TREELAWN ST.

Mailing Address

GULFPORT MS 39503

City

State

Zip code

228-346-0870

Home Phone

Work/Cell Phone

bradf65240@yahoo.com

Email

Signature of Owner

AGENT

HEINRICH & ASSOCIATES

Printed Name of Agent

1806 23RD AVE. SUITE B

Mailing Address

GULFPORT MS 39501

City

State

Zip code

228-896-6768

Home Phone

Work/Cell Phone

bobby.h@heinrichassociates.net

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)

BRADLEY D. FORREST

ADDRESS (STREET, CITY, STATE, ZIP CODE)

11503 TREELAWN ST. GPT. MS

39503

PHONE # (H)

228-346-0870

(W)

TAX PARCEL NUMBER(S) OWNED

1010E-02-025-001

SIGNATURE:

Bradley D. Forrest

NAME OF OWNER (PRINT)

BRANDY R. FORREST

ADDRESS (STREET, CITY, STATE, ZIP CODE)

11503 TREELAWN ST. GPT. MS.

39503

PHONE # (H)

228-346-0870

(W)

TAX PARCEL NUMBER(S) OWNED

1010E-02-025-001

SIGNATURE:

Brandy R. Forrest

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:

HEINRICH ASSOCIATES (SEE ATTACHED)

B & B Forrest Inc. A MS Corporation
11503 Treelawn St.
Gulfport, MS 39503

November 5, 2024

City of Gulfport
Planning Department
1410 24th Ave.
Gulfport, MS 39501

RE: **Agent Letter for**
B & B Forrest Inc. A MS Corporation
Tax Parcel No. 1010E-02-025.001
Gulfport, Mississippi

To Whom It May Concern:

Please allow this letter to serve as official notice that **Robert Heinrich** of *Heinrich & Associates, LLC*, is authorized to act as agent on behalf of **B & B Forrest Inc. A MS Corporation** in any Planning Commission or City Council matters.

If you have any questions, please do not hesitate to contact me.

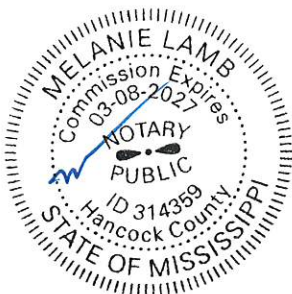
Sincerely,





Notary

My Commission Expires: 03-08-2027



B & B Forrest Inc.

A MS Corporation
11503 Treelawn St.
Gulfport, MS 39503

CORPORATE RESOLUTION

STATE OF MISSISSIPPI
COUNTY OF HARRISON

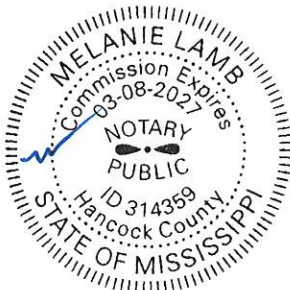
This day personally appeared before me, the undersigned authority in and for the State and County aforesaid, the within named **Bradley D. Forrest** who acknowledged that he is a **Member** of **B & B Forrest Inc.**, A Mississippi Corporation, and for that and on behalf of the said company, and as its act and deed, they executed the above and foregoing instrument, after first have been duly authorized by said company so to do has authority to sign all city documents on behalf of said corporation.

Given under my hand and official seal of office, this the 5th day of November 2024.


Bradley D. Forrest, Member


Notary Public

My Commission Expires: 03-08-2027



SUPPLEMENTAL INFORMATION for PLANNING COMMISSION APPROVAL

**Located at the SE Intersection of Spring St. and Bridge St.
City of Gulfport, First Judicial District of Harrison County, Mississippi**

Tax Parcel No: 1010E-02-025.001

Statements addressing the following questions in Section F of the application:

1. Transportation and Access:

The proposed lots will be adjacent to an existing public right of way which has direct access to Highway 605 to the east and Pass Rd. to the south. Also, there is access to the north and west of the subject property.

2. Water Supply:

The proposed lots will have direct connections to an existing 8" water main that runs along Bridge St.

3. Waste Disposal:

The proposed lots will have direct connections to an existing 8" sewer main that runs along Bridge St.

4. Fire and Police Protection:

There is an existing fire hydrant at the NE intersection of Spring St. and Bridge St. Fire and Police protection will be provided by the City of Gulfport.

5. Other Public Facilities:

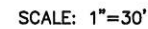
Within the vicinity of the subject property, there is shopping and restaurants to the east and south. Just north is a newly constructed harbor. Since this area was previously zoned for SmartCode use, the proposed lots will have access to the shopping and restaurants within walking distance.

6. Traffic:

Due to this property being located at an intersection that feeds 4 ways and only creating 5 residential lots, there will not be traffic congestion or hazards.

7. Harmony with the Surrounding Neighborhood:

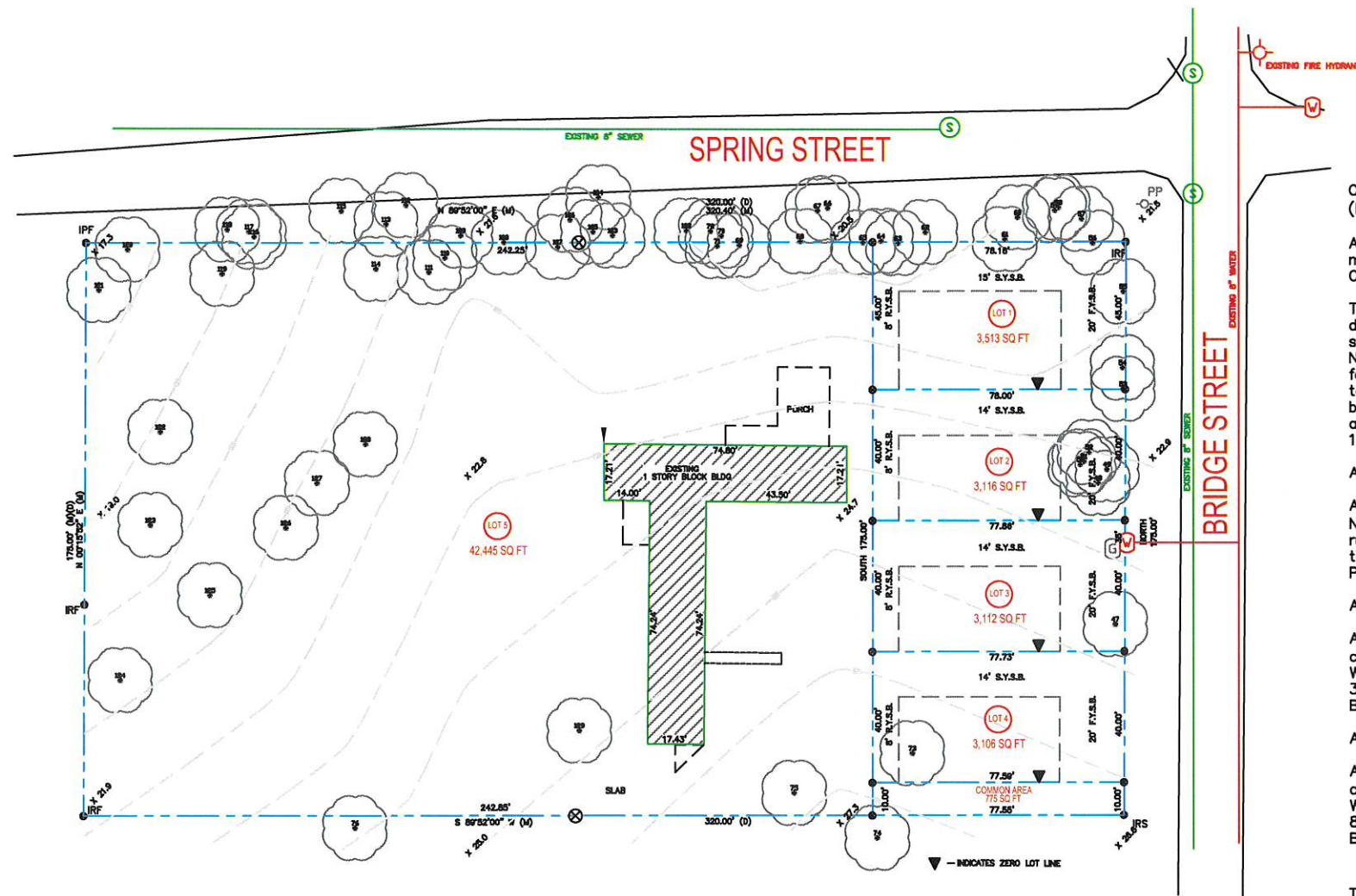
The subject property is 1.285 acres and has an existing home located on the property. The current zoning is T3 and/or R-1-7.5 which allows single family homes. Four lots will be zero lot line and will exceed the minimum lot size requirement, and one will be 0.97 acres containing the existing residence. There are 3 residential homes across the street from the proposed 4 zero lot line lots that will stay in harmony and blend with the surrounding neighborhood.



IRF 1/2" IRON ROD FOUND
IPF 3/4" IRON PIPE FOUND
IRS 1/2" IRON ROD SET
CMF CONCRETE MONUMENT
PKS PK NAIL SET

P=PLAT OF RECORD
M=MEASURED
D=DEED

Plant	Tree
47	20' CEDAR
48	17' WATER OAK
49	20' LIVE OAK
50	8' SWEETBAY
51	8' SWEETBAY
52	10' SWEETBAY
53	22' WATER OAK
54	13' WATER OAK
55	10' LIVE OAK
56	22' MAGNOLIA
57	10' WATER OAK
58	10' LIVE OAK
59	13' LIVE OAK
60	13' WATER OAK
61	10' LIVE OAK
62	17' WATER OAK
63	19' WATER OAK
64	15' WATER OAK
65	19' WATER OAK
66	15' WATER OAK
67	8' WATER OAK
68	24' MAGNOLIA
69	8' LIVE OAK
70	12' WATER OAK
71	14' CEDAR
72	14' WATER OAK
73	60' LIVE OAK
74	50' LIVE OAK
75	60' LIVE OAK
76	24' MAGNOLIA
102	16' WATER OAK
103	24' WATER OAK
104	20' LIVE OAK
105	13' WATER OAK
106	13' WATER OAK
107	20' MAGNOLIA
108	14' SWEETGUM
109	48' LIVE OAK
110	12' WATER OAK
111	15' LIVE OAK
112	15' PINE
113	17' SWEETGUM
114	10' LIVE OAK
115	10' WATER OAK
116	16' WATER OAK
117	16' WATER OAK
118	10' WATER OAK
119	24' MAGNOLIA
120	13' CHINESE TALLOW
121	26' SWEETGUM
122	24' MAGNOLIA
123	14' MAGNOLIA
124	16' WATER OAK
125	26' LIVE OAK
126	50' LIVE OAK
127	20' MAGNOLIA
128	24' MAGNOLIA
129	60' LIVE OAK



OVERALL LEGAL DESCRIPTION
(DB 1605 PG 152)

A part of Square 5 of Monet's Survey, a plat or map of which is of record in the office of the Chancery Clerk of Harrison County, Mississippi.

The part of said Square 5 here conveyed is described as: Beginning at the Northeast corner of said Square 5, and run thence West along the Northern boundary line 80 feet, thence South 175 feet, thence East 80 feet, thence North 175 feet to the Point of Beginning. Bounded on the North by Spring Street, on the East by Bridge Street, and being in Section 30, Township 7 South, Range 10 West.

AND ALSO

A lot described as Beginning 80 feet West of the Northeast corner of Square 5 of Monet's Survey, run thence West 50 feet, thence South 175 feet, thence East 50 feet, thence North 175 feet to the Point of Beginning.

AND ALSO

A lot Beginning 130 feet West of the Northeast corner of Square 5 of Monet's Survey, run thence West 30 feet, thence South 175 feet, thence East 30 feet, thence North 175 feet to the Place of Beginning.

AND ALSO

A lot Beginning 160 feet West of the Northeast corner of Square 5 of Monet's Survey, run thence West 80 feet, thence South 175 feet, thence East 80 feet, thence North 175 feet to the Point of Beginning.

This survey does not reflect a title search by Gary A. Durbin, P.L.S., nor should it be considered as such. This survey therefore does not depict all easements and encumbrances that could affect this property.

This is a Class "B" survey per "The Standards of Practice for Land Surveying in the State of Mississippi".

Bearings based on GPS Observation of the south margin of Spring Street, NAD 83, MS East Zone, convergence angle -0.130449 , scale factor 0.999960 .

This property is situated in Zone "X" per FEMA Flood Insurance Rate Map, City of Gulfport, Harrison County, Mississippi, Community Panel Number 28047C-0269-G, Revised: 6/16/09. This does not warranty that this property will not or could not flood

This is to CERTIFY that this plat or map and the survey on which it is based were made in accordance with "The Standards of Practice for Land Surveying in the State of Mississippi".

Gary A. Durbin, P.L.S. 2401
October 11, 2024

JOB 11389

GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
 13048 RIVERWALK CIRCLE, DIBERVILLE, MS. 39540
 PH. (228) 365-3632 Teelokgd@aol.com

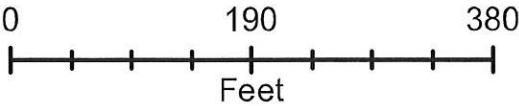
My Map



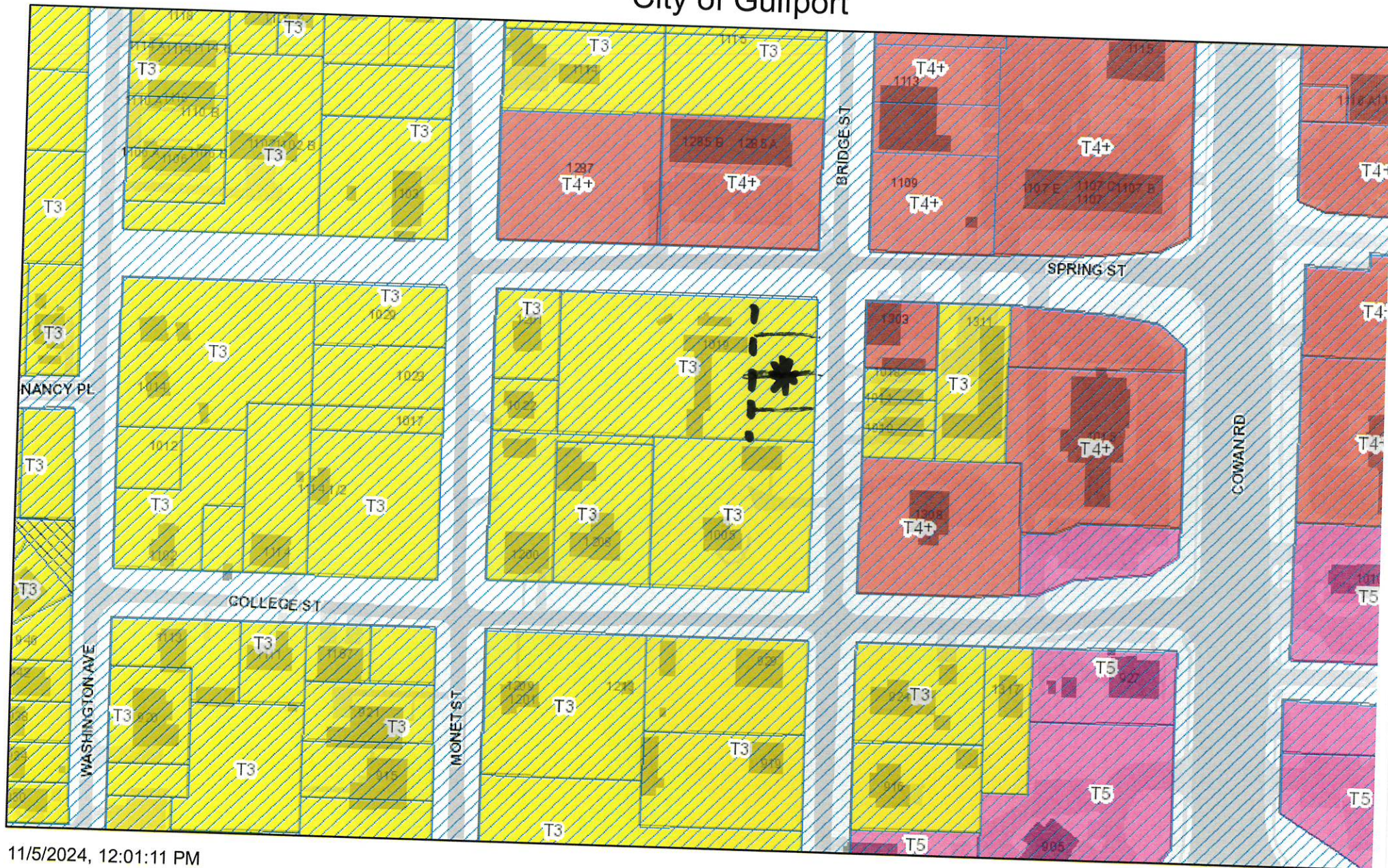
HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP. TAL FLURRY, TAX ASSESSOR.

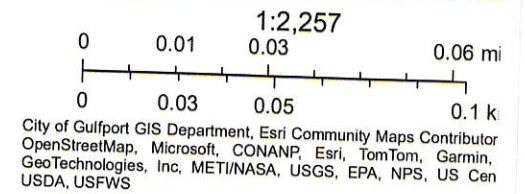
MAP DATE: November 6, 2024



City of Gulfport



11/5/2024, 12:01:11 PM



Esri Community Maps Contributors, MARIS, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | City of Gulfport GIS



ACROSS STREET.



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
B & B FORREST INC	Legal

Business Information

Business Type:	Profit Corporation
Business ID:	1415335
Status:	Good Standing
Effective Date:	10/17/2023
State of Incorporation:	Mississippi
Principal Office Address:	11503 TREELAWN ST GULFPORT, MS 39503

Registered Agent

Name
BRADLEY D FORREST 11503 TREELAWN ST GULFPORT, MS 39503

Officers & Directors

Name	Title
BRANDY R FORREST 11503 TREELAWN ST GULFPORT, MS 39503	Incorporator
BRADLEY D FORREST 11503 TREELAWN ST GULFPORT, MS 39503	Incorporator
BRADLEY D FORREST 11503 TREELAWN ST GULFPORT, MS 39503	President
BRANDY FORREST 11503 TREELAWN ST GULFPORT, MS 39503	Vice President



Amelia J. Smith 1st JUDICIAL DISTRICT
Instrument 2024-0013738-D-J1
Filed/Recorded 07/22/2024 2:57:01 PM
Total Fees 26.00
3 Pages Recorded

Prepared By and Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550

File#241216

Indexing Instructions:
**Pt of Blk 5, Monet Survey, Section
30, T7S, R10W, Harrison County,
1st JD, MS**

**STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT**

WARRANTY DEED

THAT 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 and sufficiency of all of
which is hereby acknowledged,

**LEE JAY JOHNSON and CASEY JOHNSON
24320 AIREY TOWER ROAD
SAUCIER, MS 39574
(228) 861-7494**

do hereby grant, bargain, sell, convey and warrant, unto

**B & B FORREST INC.
A MS Corporation
11503 TREELAWN STREET
GULFPORT, MS 39503
228-346-0870**

the following described property, together with the improvements, hereditaments and appurtenances
thereunto situated and located in the County of Harrison, State of Mississippi, and more particularly
described as follows, to-wit:

ATTACHED HERETO AS EXHIBIT "A"

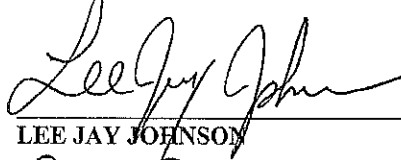
THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way
and easements applicable to subject property, and any prior recorded reservations, conveyances and
leases of oil, gas and minerals by previous owners of subject property.

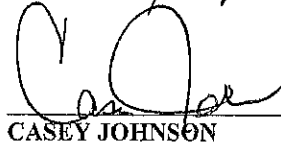
Estimated county ad valorem taxes have been prorated between the parties as a part of the
consideration for this conveyance. In the event the estimates upon which such proration is based
prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor

agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

THIS CONVEYANCE is also subject to Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

WITNESS THE SIGNATURES of the Grantors on this the 22nd day of July, 2024.


LEE JAY JOHNSON


CASEY JOHNSON

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, **LEE JAY JOHNSON** and **CASEY JOHNSON**, who acknowledged that they signed, executed and delivered the above and foregoing instrument as their voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 22nd day of July, 2024.


NOTARY PUBLIC

(SEAL)

My Commission Expires:



EXHIBIT "A"
LEGAL DESCRIPTION

That certain parcel of property located in the First Judicial District of Harrison County, Mississippi, more particularly described as:

A part of Square Five (5) of MONEYS SURVEY, a plat or map or which is of record in the Office of the Chancery Clerk of Harrison County, Mississippi. That part of Lot Five (5) here conveyed is described as:

Beginning at the Northeast Corner of said Square Five (5) and run thence West along the Northern boundary line 80 feet; thence South 175 feet; thence East 80 feet; thence North 175 feet to the Point of Beginning. Bounded on the North by Spring Street; on the East by Bridge Street and being in Section 30, Township 7 South, Range 10 West.

ALSO

A lot described as beginning 80 feet West of the Northeast Corner of Square Five (5) of MONET'S SURVEY, run thence West 50 feet; thence South 175 feet; thence East 50 feet; thence North 175 feet to the Point of Beginning.

ALSO

A lot being 130 feet West of the Northeast Corner of Lot or Block Five (5) of MONET'S SURVEY; run thence West 30 feet; thence South 175 feet; thence East 30 feet; thence North 175 feet to the Place of Beginning.

ALSO

A lot beginning 160 feet West of the Northeast Corner of Block Five (5) of MONET'S SURVEY; run thence West 80 feet; thence South 175 feet; thence East 80 feet; thence North 175 feet to the Point of Beginning.

ALSO

A lot beginning 240 feet West of the Northeast Corner of Block Five (5) of the MONET'S SURVEY; run thence West 80 feet; thence South 175 feet; thence East 80 feet; thence North 175 feet to the Point of Beginning.

All of the above described property consists of a lot measuring 320 feet, running East and West facing Spring Street and measuring 175 feet North and South fronting on Bridge Street and part of Block Five (5) of the MONET'S SURVEY, in Section 30, Township 7 South, Range 10 West, in Harrison County, Mississippi.

Tax Parcel Number: 1010E-02-025.001

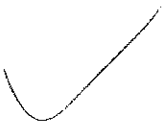
Return to:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550
Our File: 241216

RE: Planning Commission Approval 2412PC193, by agent Heinrich & Associates, seeking approval for a five lot zero-lot line subdivision use, Tax Parcel 1010E-02-025.001, 1019 Bridge Street, Zoned T3 (Sub-Urban Zone), Ward 4

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, December 19, 2024**, 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, December 19, 2024**. 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.

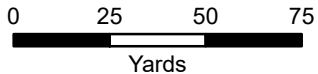


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1010E-02-025.001	B&B FORREST INC (OWNER)	11503 TREELAWN ST	GULFPORT	MS	39503
			HEINRICH & ASSOCIATES (AGENT)	1806 23RD AVE STE B	GULFPORT	MS	39501
			Adjacent Property Owners (2412PC193)				
	20727	1010E-02-007.000	PETERS STEVEN D	37 COMPASS POINT WAY S #425	INLET BEACH	FL	32461
	20730	1010E-02-009.000	PASSMAN BRUCE A	1114 MONET ST	GULFPORT	MS	39507
	20747	1010E-02-024.000	TYSON ROBERT C & KIMBERLY A	1005 BRIDGE ST	GULFPORT	MS	39507
	83739	1010E-02-018.000	CONNER BESSIE ETAL	1114 COLLEGE HB STA	GULFPORT	MS	39501
	20746	1010E-02-023.001	PIERCE MILDRED L -L/E-	1208 COLLEGE STREET	GULFPORT	MS	39507
	20740	1010E-02-027.000	WALKER JOSEPH HARVEY -TRUSTEE-	11582 BLUFF LANE	GULFPORT	MS	39503
N	20750	1010E-02-020.000	LIZANA OREN KEITH	2290 WESTWIND WAY	SIGNAL HILL	CA	90755
	83740	1010E-02-023.000	SANTAMARIA JOSE	1200 COLLEGE ST	GULFPORT	MS	39507
	20743	1010E-02-022.000	SEMETIS RICK A	1201 SPRING ST	GULFPORT	MS	39507
	20748	1010E-02-021.000	MCBRIDE CHRISTINE D	109 SOUTH KERNS DR	GULFPORT	MS	39503
N	20749	1010E-02-019.000	SANTAMARIA JOSE	1200 COLLEGE ST	GULFPORT	MS	39507
	20724	1010E-02-013.000	LIZANA ANGELYN K M & OREN -TRUSTEES	2290 WESTWIND WAY	SIGNAL HILL	CA	90755
	105446	1010E-02-025.001	WILLIAMS EARL	4436 WARES FERRY ROAD	MONTGOMERY	AL	36109
	20742	1010E-02-025.000	GEOTES JOHNNY W & THOMPSON DONALD	1751 MAGNOLIA STREET	GULFPORT	MS	39507
	20736	1010E-02-001.000	DEDEAUX UTILITY CO INC	1317 24TH AVE SUITE C	GULFPORT	MS	39501
	20741	1010E-02-026.000	SPRINGBRIDGE PROPERTIES LLC	C/O GERALD WARREN	GULFPORT	MS	39502
	121484	1010E-02-026.001	MCDANIEL ANGELA D -TRUSTEE-	1010 BRIDGE STREET	GULFPORT	MS	39507
	121486	1010E-02-026.003	GUERRERO MAYRA GARDUNO -ETAL-	1018 BRIDGE ST	GULFPORT	MS	39507
	121487	1010E-02-026.004	DLMS LLC	1303 SPRING STREET	GULFPORT	MS	39507
	20731	1010E-02-008.000	HAMMOND HOLDINGS LLC	P O BOX 990	MONTROSE	AL	36559
	134935	1010E-02-008.001	SPRING STREET LLC	53 SHORELINE LANE	GULFPORT	MS	39503
	121485	1010E-02-026.002	COLE CARRIE A & RONALD L KAUFMAN	1014 BRIDGE ST	GULFPORT	MS	39507



Legend

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



1 inch = 150 feet



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



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	615282	Print Legal Ad-IPL02060060 - IPL0206006		\$54.70	1	41 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, December 19, 2024 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 2412PC193, by agent Heinrich & Associates, seeking approval for a five lot zero-lot line subdivision use, Tax Parcel 1010E-02-025.001, 1019 Bridge Street, Zoned T3 (Sub-Urban Zone), Ward 4
Zoning Map Amendment 2412PC189, by agent Virgil G. Gillespie, requesting to rezone four parcels to B-2 (General Business), Tax Parcels 0908O-04-101.000, 0908O-04-101.001, 0908O-04-101.002, 0908O-04-102.001, 12473 Dedeaux Road, 12463 Dedeaux Road, 12451 Dedeaux Road, 0 Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6
This the 26th day of November 2024
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0206006
Dec 4 2024

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, 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:
12/04/24

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.

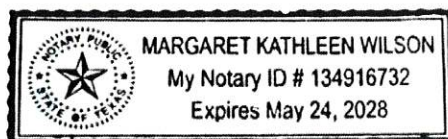
Mary Castro

Sworn to and subscribed before me this 5th day of December in the year of 2024

Margaret K. Wilson

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!



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

PLANNING COMMISSION CASE # 2025-182

Hearing Date: Thursday, December 19, 2024

Zoning Map Amendment 2412PC189: Zoning Map Amendment 2412PC189, by agent Virgil G. Gillespie, requesting to rezone four parcels to B-2 (General Business), Tax Parcels 0908O-04-101.000, 0908O-04-101.001, 0908O-04-101.002, 0908O-04-102.001, 12473 Dedeaux Road, 12463 Dedeaux Road, 12451 Dedeaux Road, 0 Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2412PC189

Hearing Date: December 19, 2024

Current Zoning/Use: B-1 / Commercial Structures/ Vacant Land

Legal: Zoning Map Amendment 2412PC189, by agent Virgil G. Gillespie, requesting to rezone four parcels to B-2 (General Business), Tax Parcels 0908O-04-101.000, 0908O-04-101.001, 0908O-04-101.002, 0908O-04-102.001, 12473 Dedeaux Road, 12463 Dedeaux Road, 12451 Dedeaux Road, 0 Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

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:

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 applicants are requesting to rezone approximately 5.25 acres of commercial zoned property from B-1 (Neighborhood Business) zoning to a B-2 (General Business) zoning. The applicant claims the reasoning for their rezoning request is a result of an increased need for commercial spaces along Dedeaux Road. The applicant has noted for their development schedule that the properties involved with the rezoning request already have commercial building ready for use once the properties are rezoned.

According to the City's 2002 Comprehensive Plan, this area was to allow for more residential developments. While this area was to allow for more residential uses, the subject sites have remained commercially zoned, with some commercial uses existing nearby, with a majority of the properties nearby being residentially zoned.

The applicant has chosen increase need for sites justification for change of the current zoning district.

Technical Report

Zoning Map Amendment

- (a) The applicant claims that the need for sites is per their claim of an increase of permits issued by the City of Gulfport for single family residences from 238 in 2022, to 293 in 2023. The applicant also claims in their application that the number of permits issued by Harrison County for single family residences from 1,051 in 2022 to 1093 in 2023. In regards to the claims for the number of permits issued by Harrison County, that is outside the jurisdiction of the City of Gulfport's Planning Division. Upon staff review of the subject's statement, the applicant is unclear whether they are referring to permits issued for the construction of single-family residences or permits issued for work done on single-family residences. Further more the applicant's claims are too nebulous to determine a correlation between a claimed increase in issued permits and a need for more commercial locations along Dedeaux Road. Unfortunately, the applicant did not offer information that would better explain their reasoning for the rezoning request.

EXECUTIVE SUMMARY

The applicant is requesting to rezone approximately 5.25 acres of commercially zoned property from B-1 (Neighborhood Business) to B-2 (General Business) zoning. The applicant claims their reasoning for rezoning is due to an increase in need for sites. The applicant claims in their application that the need for an increase in sites is due to an increase in permits issued by Gulfport and Harrison County for single family residences between 2022 and 2023. In regards to the claims of the numbers of permits issued by Harrison County, that is outside the jurisdiction of City of Gulfport's Planning Division, in addition the applicant's claims are too nebulous to determine a correlation between a claimed increase in issued permits for single family residences and a need for more commercial sites along Dedeaux Road. Upon staff review of the nearby area, the properties surrounding the subject site are primarily residential with some commercial zoned properties surrounding as well. According to the 2002 Comprehensive plan, the subject properties were to allow for more residential developments. While the applicant's request is not in harmony with the Comprehensive plan, these subject properties have remained zoned commercial. Upon a site visit, staff noted that two of the subject sites have active business on site, a sporting goods retail store (Leon's Army Navy and Outdoor Store) and an office (Grove Healthcare College). Staff noted that some of the nearby commercial uses include two churches (Trinity Full Baptist Church and St. John Baptist Church), two pre-existing nonconforming contractor's offices (Murphy Electric and Doleac Electric Company), a building materials supply store (Dogwood Ceramic Supply), and a pre-existing convenience store (Dollar General). Even though the applicant's request is not in harmony with the comprehensive plan, and the request for up zoning would allow for more intense commercial uses than what is presently allowed, the uses that are currently present nearby would also be allowed within the requested B-2 zoning, including the nonconforming contractor's offices.

Any approval should consider these conditions:

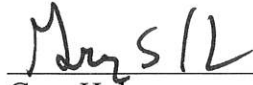
1. Rezoning will require City Council approval. Planning Commission can only give recommendation.

Technical Report

Zoning Map Amendment

DIRECTOR APPROVAL

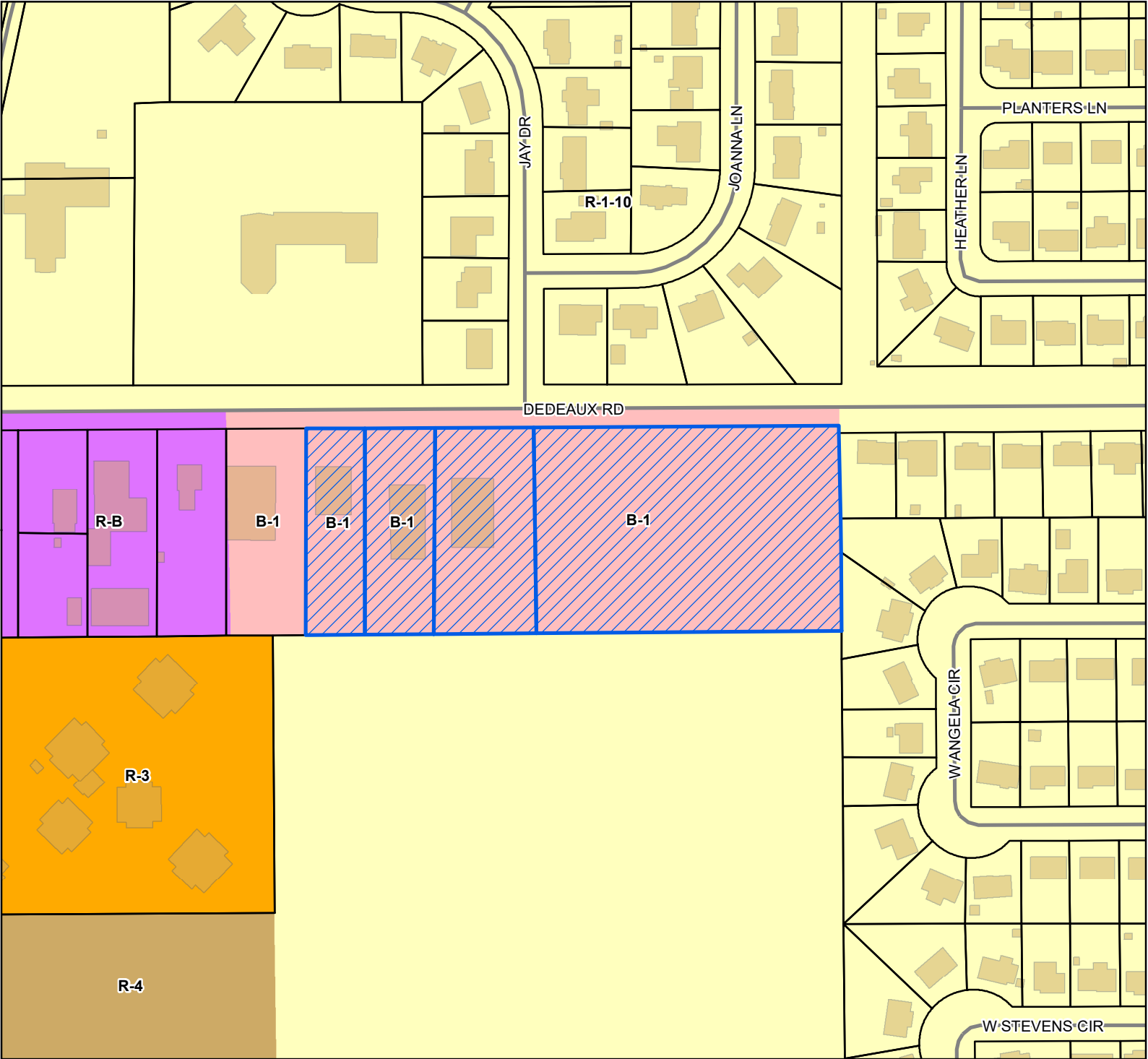
This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department





Site
 Street
 Parcels
 Buildings
 City Limit

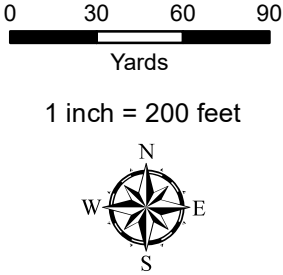
Zoning

- B-1 - Neighborhood Business District
- R-1-10 - Single Family Residence (Low Density)
- R-3 - General Residence (High Density)
- R-4 - General Residence (High Density)
- R-B - Residence-Business District

Site Information

0908O-04-101.000
0908O-04-101.002
0908O-04-101.001
0908O-04-102.001

Zoning: B-1 (Neighborhood Business)
Size: 5.2 acres
Flood: X



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

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

Property Information

TAX PARCEL #

0	9	0	8	0
0	9	0	8	0
0	9	0	8	0

 -

0	4
0	4
0	4

 -

1	0	1
1	0	1
1	0	2

 .

0	0	0
0	0	2
0	0	1

 (If necessary, use separate sheet of paper)

Address of Property Involved: 12451 through 12473 Dedeaux Road

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

General Location: South side of Dedeaux Road**GENERAL DESCRIPTION OF REQUEST:**Change zoning from B-1 to B-2.**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.

OWNERByron T. and Ann Boyden

Printed Name Of Owner

12120 O'Neal Road

Mailing Address

Gulfport MS 39503
City State Zip code

(228) 323-1672

Home Phone Work/Cell Phone

byronann.bb@gmail.com

Email

Signature Of Owner

AGENTVirgil G. Gillespie

Printed Name Of Agent

1901 24th Avenue

Mailing Address

Gulfport MS 39501
City State Zip code

City State Zip code

(228) 864-4520

Home Phone Work/Cell Phone

vvg@gillespielawfirm.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.

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) VERNA ANN BOYDEN

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

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: Verna Ann Boyden

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: _____

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) MFJ Properties, LLC

ADDRESS (STREET, CITY, STATE, ZIP CODE) 4720 E. Adamo Dr., Tampa, FL 33605

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED 09080-04-101.000

SIGNATURE: 

NAME OF OWNER (PRINT) Leon's Army Navy Store of Gulfport, LLC

ADDRESS (STREET, CITY, STATE, ZIP CODE) 12463 Dedeaux Rd., Gulfport, MS 39503

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED 09080-04-101.001

SIGNATURE: _____

NAME OF OWNER (PRINT) Grove Healthcare College, LLC

ADDRESS (STREET, CITY, STATE, ZIP CODE) 12451 Dedeaux Rd., Gulfport, MS 39503

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED 09080-04-101.002

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: Virgil G. Gillespie

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) MFJ Properties, LLC

ADDRESS (STREET, CITY, STATE, ZIP CODE) 4720 E. Adamo Dr., Tampa, FL 33605

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED 09080-04-101.000

SIGNATURE: _____

NAME OF OWNER (PRINT) Leon's Army Navy Store of Gulfport, LLC

ADDRESS (STREET, CITY, STATE, ZIP CODE) 12463 Dedeaux Rd., Gulfport, MS 39503

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED 09080-04-101.001

SIGNATURE: Leon E Perut Jr

NAME OF OWNER (PRINT) Grove Healthcare College, LLC

ADDRESS (STREET, CITY, STATE, ZIP CODE) 12451 Dedeaux Rd., Gulfport, MS 39503

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED 09080-04-101.002

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: Virgil G. Gillespie

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) MFJ Properties, LLC

ADDRESS (STREET, CITY, STATE, ZIP CODE) 4720 E. Adamo Dr., Tampa, FL 33605

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED 09080-04-101.000

SIGNATURE: _____

NAME OF OWNER (PRINT) Leon's Army Navy Store of Gulfport, LLC

ADDRESS (STREET, CITY, STATE, ZIP CODE) 12463 Dedeaux Rd., Gulfport, MS 39503

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED 09080-04-101.001

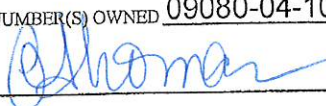
SIGNATURE: _____

NAME OF OWNER (PRINT) Grove Healthcare College, LLC

ADDRESS (STREET, CITY, STATE, ZIP CODE) 12451 Dedeaux Rd., Gulfport, MS 39503

PHONE # (H) _____ (W) 228-284-7681

TAX PARCEL NUMBER(S) OWNED 09080-04-101.002

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: Virgil G. Gillespie

AUTHORITY TO ACT AS AGENT

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

PERSONALLY, came and appeared before me, the undersigned authority in and for the above-mentioned County and State, Byron T. Boyden, who after being by me first duly sworn on oath deposes and says as follows:

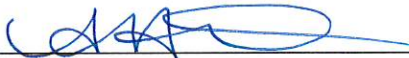
1. I do hereby appoint Virgil G. Gillespie, Attorney at Law, 1901 24th Avenue, Gulfport, Mississippi as my duly authorized agent to act on behalf of the undersigned in my application to change the zoning of the property located on Dedeaux Road and identified as Harrison County Tax Parcel No. 0908O-04-102.001 from B-1 to B-2 and do all things on my behalf in furtherance thereof.


BYRON T. BOYDEN

SWORN TO and subscribed before me, this the 16th day of September, 2024.

My commission expires:



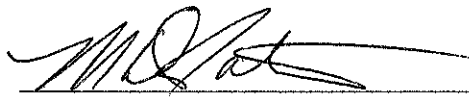

NOTARY PUBLIC

AUTHORITY TO ACT AS AGENT

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

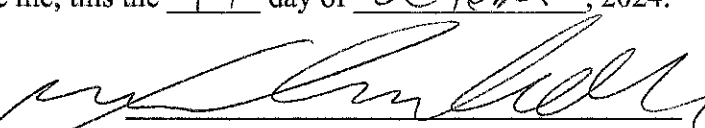
PERSONALLY, came and appeared before me, the undersigned authority in and for the above-mentioned County and State, Michael D. Patierno, who after being by me first duly sworn on oath deposes and says as follows:

1. I, Michael D. Patierno, am the owner and manager of MFJ Properties, LLC.
2. MFJ Properties, LLC is the owner of Harrison County Tax Parcel No. 0908O-04-101.000.
3. I do hereby appoint Virgil G. Gillespie, Attorney at Law, 1901 24th Avenue, Gulfport, Mississippi as my duly authorized agent to act on my behalf and on behalf of MFJ Properties, LLC in an application to change the zoning of the property identified as Harrison County Tax Parcel No. 0908O-04-101.000 from B-1 to B-2 and do all things on the LLC's behalf in furtherance thereof.



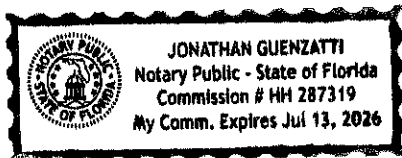
MICHAEL D. PATIERNO

SWORN TO and subscribed before me, this the 17 day of October, 2024.



NOTARY PUBLIC

My commission expires: 7/13/2026 -



AUTHORITY TO ACT AS AGENT

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

PERSONALLY, came and appeared before me, the undersigned authority in and for the above-mentioned County and State, Leon E. Perret, Jr., who after being by me first duly sworn on oath deposes and says as follows:

1. I, Leon E. Perret, Jr., am the owner and manager of Leon's Army Navy Store of Gulfport, LLC.
2. Leon's Army Navy Store of Gulfport, LLC is the owner of Harrison County Tax Parcel No. 0908O-04-101.001.
3. I do hereby appoint Virgil G. Gillespie, Attorney at Law, 1901 24th Avenue, Gulfport, Mississippi as my duly authorized agent to act on my behalf and on behalf of Leon's Army Navy Store of Gulfport, LLC in an application to change the zoning of the property identified as Harrison County Tax Parcel No. 0908O-04-101.001 from B-1 to B-2 and do all things on the LLC's behalf in furtherance thereof.



LEON E. PERRET, JR.

SWORN TO and subscribed before me, this the 25th day of September, 2024.

My commission expires:

Feb. 22, 2026



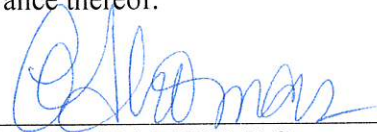
NOTARY PUBLIC

AUTHORITY TO ACT AS AGENT

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

PERSONALLY, came and appeared before me, the undersigned authority in and for the above-mentioned County and State, Carricka Thomas, who after being by me first duly sworn on oath deposes and says as follows:

1. I, Carricka Thomas, am the owner and manager of Grove Healthcare College, LLC.
2. Grove Healthcare College, LLC is the owner of Harrison County Tax Parcel No. 0908O-04-101.002.
3. I do hereby appoint Virgil G. Gillespie, Attorney at Law, 1901 24th Avenue, Gulfport, Mississippi as my duly authorized agent to act on my behalf and on behalf of Grove Healthcare College, LLC in an application to change the zoning of the property identified as Harrison County Tax Parcel No. 0908O-04-101.002 from B-1 to B-2 and do all things on the LLC's behalf in furtherance thereof.

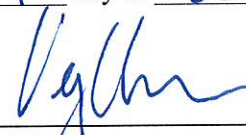


CARRICKA THOMAS

SWORN TO and subscribed before me, this the 9 day of Oct., 2024.

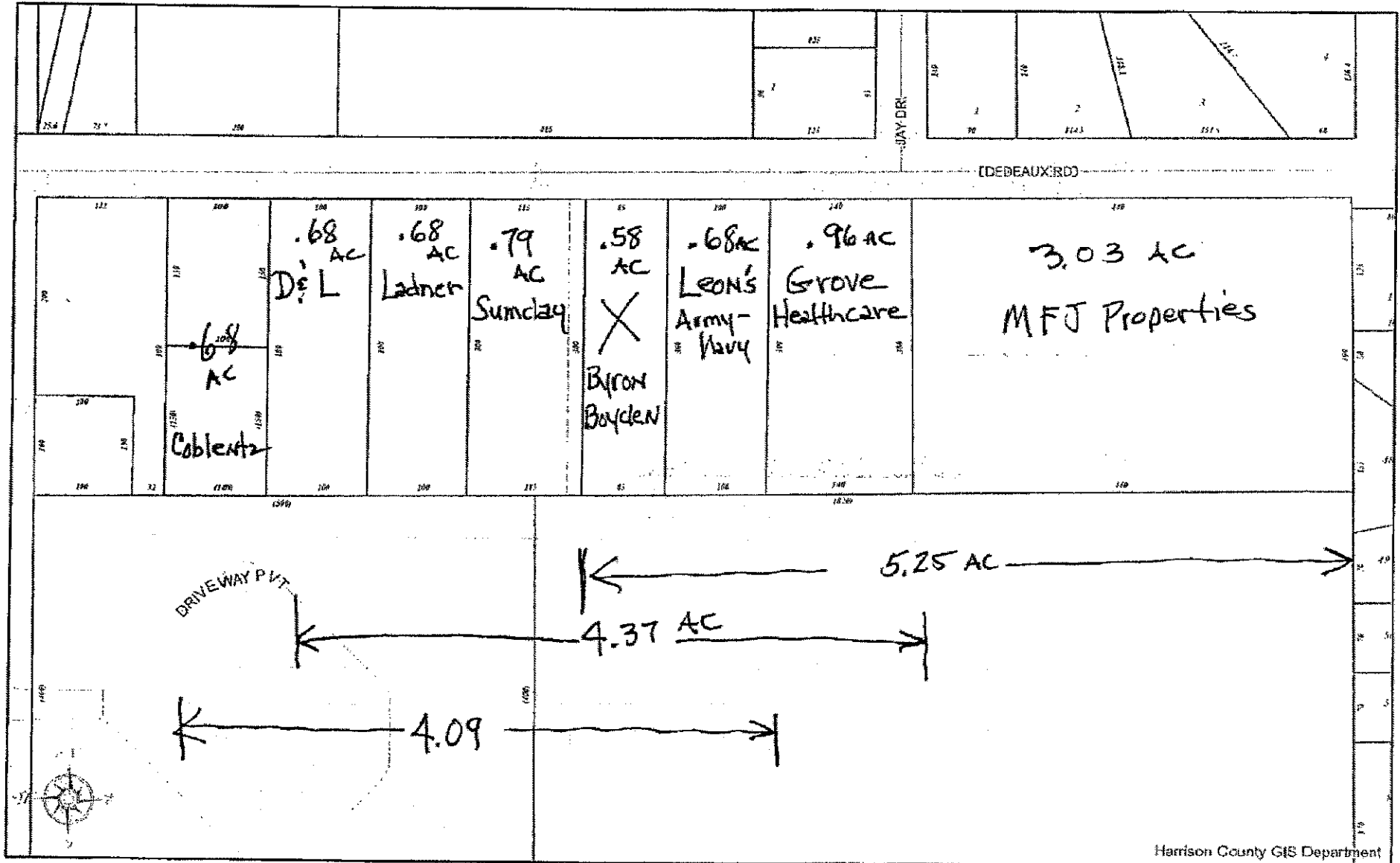
My commission expires:





NOTARY PUBLIC

My Map



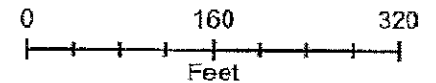
Harrison County GIS Department



HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP. TAL FLURRY, TAX ASSESSOR.

MAP DATE: June 6, 2024



P. 023/023
P. 002/002

(FAX) 228 864 0437

OCT-26-2005 (WED) 13:36
MAR-14-2005 (MON) 10:43

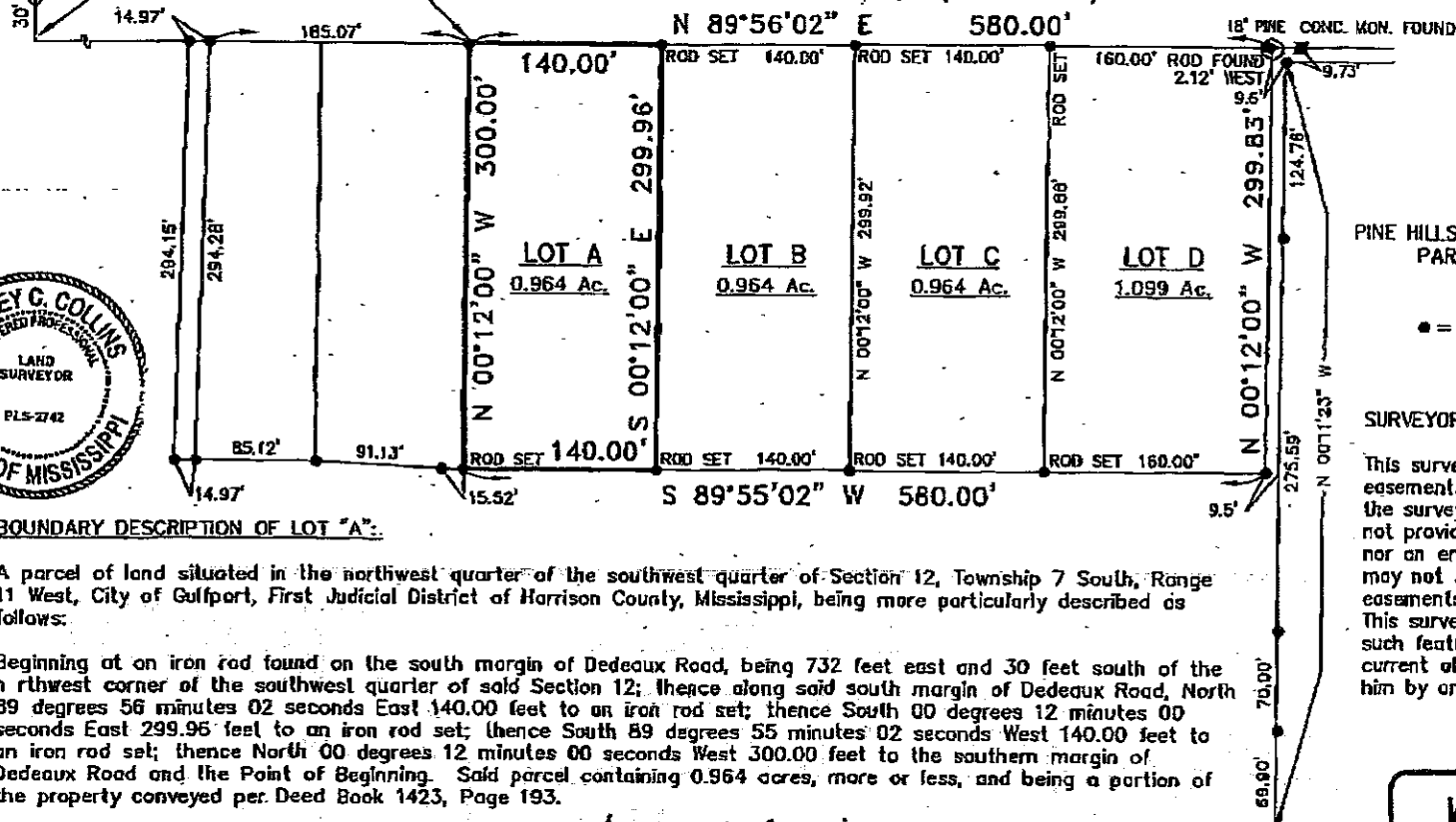
BLACKLIDGE EMULSIONS



P.O.C.
NORTHWEST CORNER OF THE
SOUTHWEST QUARTER OF
SECTION 12, T7S, R11 W.
EAST 732'-DEED

DEDEAUX ROAD

(BASE BEARING PER DEED) (580.00'-DEED)



N
W E
S
SCALE: 1" = 100'
CLASS "C" SURVEY

PINE HILLS SUBDIVISION
PART ONE

● = IRON ROD FOUND UNLESS
OTHERWISE NOTED.

SURVEYOR'S NOTE:

This survey shows rights-of-way, easements, and restrictions provided to the surveyor. Since this surveyor was not provided with a current title report nor an environmental study, this survey may not show all rights-of-way, easements, and restrictions of record. This surveyor will be available to add such features to this survey if a current abstract of title is provided to him by an attorney.

BOUNDARY DESCRIPTION OF LOT "A":

A parcel of land situated in the northwest quarter of the southwest quarter of Section 12, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, being more particularly described as follows:

Beginning at an iron rod found on the south margin of Dedeaux Road, being 732 feet east and 30 feet south of the northwest corner of the southwest quarter of said Section 12; thence along said south margin of Dedeaux Road, North 89 degrees 56 minutes 02 seconds East 140.00 feet to an iron rod set; thence South 00 degrees 12 minutes 00 seconds East 299.96 feet to an iron rod set; thence South 89 degrees 55 minutes 02 seconds West 140.00 feet to an iron rod set; thence North 00 degrees 12 minutes 00 seconds West 300.00 feet to the southern margin of Dedeaux Road and the Point of Beginning. Said parcel containing 0.964 acres, more or less, and being a portion of the property conveyed per Deed Book 1423, Page 193.

Jeffrey C. Collins
Jeffrey C. Collins, P.L.S.
Field Surveyed January 29, 2002.

KNESA ENGINEERING
SERVICES, INC.

1714 22nd Ave., Gulfport, Ms 39501
PH: (228)867-9100, FAX: (228)865-0043
DWG. NO.: 1670A

Received Time-Mar. 14. = 11:53AM

WRITTEN STATEMENT ADDRESSING THE REASON FOR ZONING REQUEST

The property sought to be rezoned from B-1 to B-2 in this application is situated on the south side of Dedeaux Road approximately one mile west of Highway 605. There is no doubt that Dedeaux Road is the most heavily traveled commercial corridor north of I-10 within the city limits of Gulfport. The traffic count at the western end of Dedeaux Road is 15,000 cars per day, and the traffic count at the eastern end, where this property is located, is 11,000 cars per day.

As people move to the Gulf Coast, they are increasingly moving to this area, therefore growing the demand for commercial activity, especially along a heavily traveled thoroughfare such as Dedeaux Road. Dedeaux Road is four miles from Highway 49 to Highway 605.

In 2022, Gulfport issued 238 permits for single family residences. In 2023, this increased to 293 permits for single family residences. Harrison County overall in 2022 issued 1,051 permits for single family residences and this increased to 1,093 in 2023. This trend continues in the year 2024 creating more and more demand for commercial spaces along the traditional commercial corridors such as Dedeaux Road.

Not only is this neighborhood and the surrounding properties turning from residential to commercial, the need for commercial sites is increasing dramatically. For these reasons, this property qualifies more than most for a change due to not only the change in the character of the neighborhood but for the increased need for more intense commercial sites.

DEVELOPMENT SCHEDULE

The time schedule for the beginning completion of development planned by the Applicants is that the buildings on the properties are ready for use and will begin use as a B-2 commercial property as soon as it is rezoned.

EFFECT OF AMENDMENT

The effect of rezoning this property from B-1 to B-2 will increase the commercial uses for this area which are much needed in this heavily traveled commercial corridor existing north of Interstate 10. More intense commercial uses as allowed in B-2 as opposed to B-1 are sorely needed in this particular area of our community and will meet the needs of the current and new residents that are living within a five-mile area.



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Grove Healthcare College LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1175498
Status:	Good Standing
Effective Date:	07/15/2019
State of Incorporation:	Mississippi
Principal Office Address:	12451 Dedeaux RD, 12451 Dedeaux RD Gulfport, MS 39503

Registered Agent

Name
Carricka Thomas
718 briarwood dr
long beach, MS 39560

Officers & Directors

Name	Title
Carricka Thomas 718 Briarwood dr Long beach, MS 39560	Manager



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
"Leon's Army- Navy Store of Gulfport, LLC"	Legal
Leon's Army - Nay Store of Gulfport, LLC	Previous Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	884302
Status:	Good Standing
Effective Date:	01/06/2006
State of Incorporation:	Mississippi
Principal Office Address:	12463 DEDEAUX RD. GULFPORT, MS 39503

Registered Agent

Name
Salloum Law Firm, PLLC
1611 24th Avenue, Suite B
Gulfport, MS 39501

Officers & Directors

Name	Title
Leon E Perret 1260 L.PERRET LN. KILN, MS 39556	Member
Sandra Perret 1260 L.PERRET LN KILN, MS 39556	President



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
MFJ PROPERTIES, LLC

Filing Information

Document Number	L05000101495
FEI/EIN Number	20-3757825
Date Filed	10/14/2005
State	FL
Status	ACTIVE

Principal Address

17121 ORANGEWOOD DR.
LUTZ, FL 33548

Changed: 04/16/2012

Mailing Address

17121 ORANGEWOOD DR.
LUTZ, FL 33548

Changed: 04/16/2012

Registered Agent Name & Address

PATIERNO, MICHAEL D
17121 ORANGEWOOD DR.
LUTZ, FL 33548

Address Changed: 02/03/2014

Authorized Person(s) Detail

Name & Address

Title MGRM

PATIERNO, MICHAEL D
17121 N. ORANGEWOOD DRIVE
LUTZ, FL 33549

Title MGRM

PATIERNO, MARY F
17121 N. ORANGEWOOD DRIVE
LUTZ, FL 33549

Annual Reports

Report Year	Filed Date
2022	03/03/2022
2023	03/11/2023
2024	03/05/2024

Document Images

03/05/2024 -- ANNUAL REPORT	View image in PDF format
03/11/2023 -- ANNUAL REPORT	View image in PDF format
03/03/2022 -- ANNUAL REPORT	View image in PDF format
02/01/2021 -- ANNUAL REPORT	View image in PDF format
05/12/2020 -- ANNUAL REPORT	View image in PDF format
02/10/2019 -- ANNUAL REPORT	View image in PDF format
02/15/2018 -- ANNUAL REPORT	View image in PDF format
03/16/2017 -- ANNUAL REPORT	View image in PDF format
03/14/2016 -- ANNUAL REPORT	View image in PDF format
01/13/2015 -- ANNUAL REPORT	View image in PDF format
02/03/2014 -- ANNUAL REPORT	View image in PDF format
04/08/2013 -- ANNUAL REPORT	View image in PDF format
04/16/2012 -- ANNUAL REPORT	View image in PDF format
04/21/2011 -- ANNUAL REPORT	View image in PDF format
01/29/2010 -- ANNUAL REPORT	View image in PDF format
01/15/2009 -- ANNUAL REPORT	View image in PDF format
01/24/2008 -- ANNUAL REPORT	View image in PDF format
07/13/2007 -- ANNUAL REPORT	View image in PDF format
05/16/2006 -- ANNUAL REPORT	View image in PDF format
10/14/2005 -- Florida Limited Liabilities	View image in PDF format



1st JUDICIAL DISTRICT
Instrument 2022-0028878-D-J1
Filed/Recorded 11/30/2022 3:56:01 PM
Total Fees 27.00
2 Pages Recorded

Prepared By and Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Highway 49
Gulfport, MS 39503
(228) 832-8550
File #211333
STATE OF MISSISSIPPI

Indexing Instructions:
Pcl NW 1/4 of SW 1/4 of Sec. 12-7-11
Harrison County, MS.

COUNTY OF HARRISON

DEED IN LIEU OF FORECLOSURE

THAT 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 all of which is hereby acknowledged, **BECK LEWIS, LLC**, a Mississippi limited liability company, 12473 Dedeaux Road, Gulfport, MS. 39503-601-927-3137, does hereby convey and warrant, unto **BYRON T. BOYDEN and wife, ANN BOYDEN**, as tenants by the entirety with full rights of survivorship and not as tenants in common, 12120 O'Neal Road, Gulfport, Ms 39503, 228-323-1672, the following described property, together with the improvements, hereditaments and appurtenances thereunto situated and located in the County of Harrison, State of Mississippi, and more particularly described as follows, to-wit:

A certain real parcel of land situated in Section 12, Township 7 South, Range 11 West, Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the Northwest corner of the Southwest 1/4 of said Section 12, Township 7 South, Range 11 West, Harrison County, Mississippi, said point being in the centerline of Dedeaux Road, run East along the said centerline of Dedeaux Road a distance of 532.0 feet to a point; thence run South a distance of 30.0 feet to a point in the South right-of-way line of said Dedeaux Road, said point being the Point of Beginning, thence run East along the said South right-of-way of Dedeaux Road a distance of 100.0 feet to a point, thence run South a distance of 300.0 feet to a point; thence run West a distance of 100.0 feet to a point; being North a distance of 300.0 feet to the Point of Beginning. The herein described parcel contains 30,000 square feet or 0.6887 acre more or less.

LESS AND EXCEPT the West fifteen (15) feet of the above described property, as per survey attached to Corrective Warranty Deed dated October 14, 2005, from Susan A. Herrington to Byron T. Boyden and wife, Ann Boyden, of record in Deed instrument No. 2006-5063D-J1, in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

THIS DEED is made, executed and delivered to the Grantee in lieu of foreclosure of that

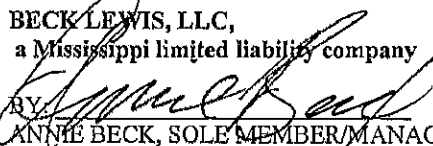
certain Deed of Trust by and between **BECK LEWIS, LLC**, a Mississippi limited liability company, in favor of **MARK C. ORGLER**, Trustee, for **BYRON T. BOYDEN** and wife, **ANN BOYDEN**, dated December 30, 2019, and recorded as Instrument #2020-192-T-J1, thereof in the Land Records of Mortgages and Deeds of Trust on Land of Harrison County, Mississippi.

BYRON T. BOYDEN and wife, **ANN BOYDEN**, agreement to accept this deed in lieu of their rights to foreclosure under said Deed of Trust is predicated and conditioned upon the warrant and representations of **BECK LEWIS, LLC**, that there are no other liens, conveyances, mortgages or other interest in the property which prevent this Deed from conveying fee simple title to the Grantee. In the event of the breach of these warranties and representations, **BYRON T. BOYDEN** and wife, **ANN BOYDEN**, or their successors or assigns retains all rights to foreclose upon said Deed of Trust.

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

THIS CONVEYANCE is also subject to Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

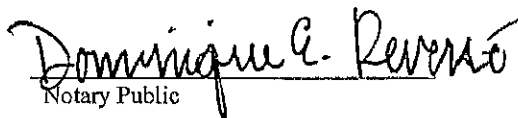
IN WITNESS WHEREOF, **BECK LEWIS, LLC**, a Mississippi limited liability company, has caused this conveyance to be executed by its duly authorized Sole Member/Manager, she having first been duly authorized to do so, on this the 29th day of November, 2022.

BECK LEWIS, LLC,
a Mississippi limited liability company
BY 
ANNIE BECK, SOLE MEMBER/MANAGER

STATE OF MISSISSIPPI
COUNTY OF HARRISON

This day personally appeared before me, the undersigned authority in and for the State and County aforesaid, **ANNIE BECK, SOLE MEMBER/MANAGER** of Debtor, the above named **BECK LEWIS, LLC**, a Mississippi limited liability company, who acknowledged that for and on its behalf, she signed, sealed and delivered the foregoing Deed in Lieu of Foreclosure on the day and year therein mentioned as its act and deed, being first duly authorized so to do.

Given under my hand and official seal of office, this the 29th day of November, 2022.


Notary Public

My Commission Expires



STATE OF MISSISSIPPI
COUNTY OF HARRISON



1st Judicial District
Instrument 2005 20705 D -J1
Filed/Recorded 11 28 2005 9 36 A
Total Fees 12.00
5 Pages Recorded



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, CEDAR POPPS PARTNERS, INC., 828 B Pass Road, Gulfport,

MS 39501, (228) 863-3878, does hereby sell, convey and warrant unto

MFJ PROPERTIES, LLC, a Florida Limited Liability Company, 4720 E.

Adamo Drive, Tampa, FL 33605 (813) 229-0900, 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:

A parcel of land situated in the Northwest One-Fourth of the Southwest One-Fourth (NW1/4 of the SW1/4) of Section 12, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, being more particularly described as follows:

Beginning at an iron rod found on the South margin of Dedeaux Road, being 732 feet East and 30 feet South of the Northwest corner of the Southwest One-Fourth (SW1/4) of said Section 12; thence along said South margin of Dedeaux Road, North 89 degrees 56 minutes 02 seconds East a distance of 580.00 feet to an iron rod; thence South 00 degrees 15 minutes 00 seconds East a distance of 300.00 feet to an iron rod; thence South 89 degrees 56 minutes 02 seconds West a distance of 580.00 feet to an iron rod; thence North 00 degrees 15 minutes 00 seconds West a distance of 300.00 feet to the Point of Beginning. Containing 3.994 acres, and being that same parcel conveyed to Embey O. Ruby in that Chancery's Clerk's conveyance dated September 23, 1993, and recorded in Deed Book 1253 at Page 143, in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

LESS AND EXCEPT:

A parcel of property located in Section 12, Township 7 South, Range 11 West, more particularly described as follows:

Beginning at a point 732 feet East and 30 feet South of the Northwest corner of the Southwest Quarter of Section 12, Township 7 South, Range 11 West; thence East a distance of 140 feet; thence South a distance of 300 feet; thence West a distance of 140 feet; thence North a distance of 300 feet to the Point of Beginning.

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,

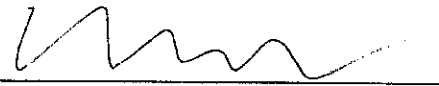
conveyances and leases of oil, gas and minerals by previous owners.

AD VALOREM TAXES for the current year have been pro-rated and are hereby assumed by the Grantee herein.

IN WITNESS WHEREOF, CEDAR POPPS PARTNERS, INC., has caused this conveyance to be executed by its duly authorized officer, he having first been duly authorized to do so, on this the 16th day of November, 2005.

CEDAR POPPS PARTNERS, INC.

BY:


Ronald W. Blackledge, Jr.,
Treasurer/Director

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Ronald W. Blackledge, Jr., who acknowledged that he is, Treasurer/Director of CEDAR POPPS PARTNERS, INC., and as its act and deed, he signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, he having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 16th day of November, 2005.

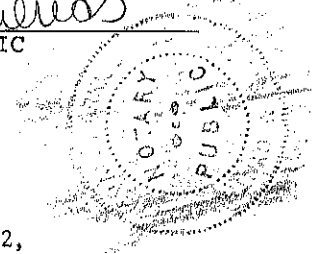

NOTARY PUBLIC

My Commission Expires:

MISSISSIPPI
NOTARY PUBLIC
MY COM. EX. DATE MAY 22, 2008
LOUISIANA

Prepared by:
Gulf Title Company, Inc.
P. O. Box 280
Gulfport, MS 39502
(228) 865-0011
File #050820

INDEXING INSTRUCTIONS:
NW 1/4 of SW 1/4 of Section 12,
T-7-S, R-11-W



NOV - 8 2005
JOHN MADAMS CHANCERY CLERK
Ether Gray D.C.

IN THE CHANCERY COURT OF HARRISON COUNTY, MISSISSIPPI

FIRST JUDICIAL DISTRICT

EMBEY O. RURY

PLAINTIFF

VERSUS

NO. 105,405

94-01313

PINE HILLS DEVELOPMENT, INC. AND
ANY AND ALL UNKNOWN INDIVIDUALS
WHO CLAIM AN INTEREST TO THE
PROPERTY DESCRIBED HEREIN

DEFENDANTS

SECOND
AMENDED JUDGMENT
TO CORRECT ERROR IN LEGAL DESCRIPTION

THIS CAUSE having come before the Court upon the Complaint filed by the Plaintiff,
Embey O. Rury, to quiet title to property and for other relief sought therein, and upon notification
to the Defendants by publication, and the Defendants having failed to file an Answer in the time and
manner provided by law, and the Court having considered the Complaint and the Exhibits thereto
finds that the allegations of the Complaint should be granted. It is therefore,

ORDERED AND ADJUDGED that the Chancery Clerk's Conveyance dated September 23,
1993, conveying property to the Plaintiff is hereby confirmed and title to the following described
property vested in the Plaintiff:

A parcel of property located in Section 12, Township 7 South, Range 11 West, First
Judicial District of Harrison County, Mississippi, being more particularly described
as follows: 4 acres beginning 732 feet East and 30 feet South of the Northwest

corner of the Southwest 1/4, thence run East 580 feet, thence run South 300 feet,
thence run West 580 feet, thence run North 300 feet to the point of beginning.
Being in the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 7 South,
Range 11 West, First Judicial District of Harrison County, Mississippi.

It is further,

ORDERED AND ADJUDGED that any and all claims to the property by the Defendants

are hereby canceled and held for nought. It is further,

ORDERED AND ADJUDGED that title to the property is hereby quieted in the Plaintiff,

Embey O. Rury.

ORDERED AND ADJUDGED on this the 8th day of November, 2005.

W. Gonzalez
CHANCELLOR

Presented by:
Donald R. Jones #3197
As Friend of the Court
P. O. Box 280
Gulfport, MS 39502
(228) 865-0011

A TRUE COPY
JOHN McADAMS
Chancery Court Clerk
Harrison County, Miss.
1st Judicial District

By E. H. H. D.C.

STATE OF MISSISSIPPI
COUNTY OF HARRISON



1st Judicial District
Instrument 2009 1421 D -J1
Filed/Recorded 3 2 2009 3 51 P
Total Fees 12.00
2 Pages Recorded

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, LEON E. PERRET, JR. and wife, SANDRA P. PERRET, 1260 L. Perret Lane, Kiln, MS 39556, 228-255-8594, do hereby sell, convey and warrant unto LEON'S ARMY-NAVY STORE OF GULFPORT, LLC, 12463 Dedeaux Road, Gulfport, MS 39503, 228-539-2909, 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:

A parcel of land located in the Northwest One-Fourth of the Southwest One-Fourth (NW 1/4 of the SW 1/4) of Section 12, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi, being more particularly described as follows:

Commencing at the Northwest corner of the Southwest One-Fourth (SW 1/4) of said Section 12, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi, said point being in the centerline of Dedeaux Road, run East along the said centerline of Dedeaux Road a distance of 632.0 feet to a point, thence run South a distance of 30.0 feet to a point in the South right-of-way line of said Dedeaux Road, said point being the Point of Beginning; thence run East along the said South right-of-way line of Dedeaux Road a distance of 100.0 feet to a point, thence run South a distance of 300.0 feet to a point, thence run West a distance of 100.0 feet to a point, thence run North a distance of 300.0 feet to the Point of Beginning.

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 are hereby assumed by the Grantee herein.

WITNESS OUR SIGNATURES, on this the 2nd day of March, 2009.

Leon E. Perret Jr.
LEON E. PERRET, JR.

Sandra P. Perret
SANDRA P. PERRET

TITLE NOT EXAMINED

STATE OF MISSISSIPPI
COUNTY OF HARRISON

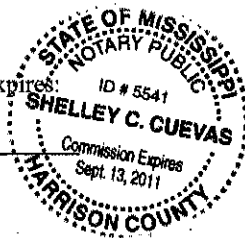
THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, LEON E. PERRET, JR. and wife, SANDRA P. PERRET, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantors on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 2nd day of March, 2009.
~~February~~



NOTARY PUBLIC

My Commission Expires:



Prepared by:
Gulf Title Company, Inc.
P. O. Box 280
Gulfport, MS 39502
(228) 865-0011
File #050800

Index as: Parcel in NW $\frac{1}{4}$ of SW $\frac{1}{4}$,
Sec. 12-7-11



J1 - GULFPORT DISTRICT
Instrument 2021-0032590-D-J1
Filed/Recorded 11/23/2021 3:36:01 PM
Total Fees 26.00
2 Pages Recorded

Prepared by & return to:
Schwartz, Orgler & Jordan, PLLC
12206 Highway 49,
Gulfport, MS. 39503
228-832-8550
Our File: 212520

Index as follows:
Part of Section 12, T7S, R11W
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 consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

SCHMITT INVESTMENTS, LLC
A MS Limited Liability Company
969 LAALA WAY
DIAMONDHEAD, MS 39525
(228) 344-0063

does hereby sell, convey and warrant unto

GROVE HEALTHCARE COLLEGE, LLC
A MS Limited Liability Company
12451 DEDEAUX ROAD
GULFPORT, MS 39503
(228) 284-7681

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

A parcel of property located in Section 12, Township 7 South, Range 11 West, more particularly described as follows:

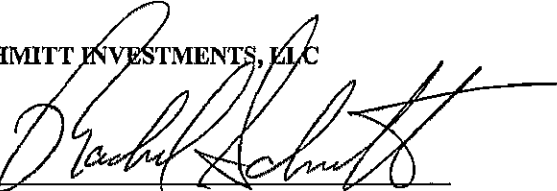
Beginning at a point 732 feet East and 30 feet South the Northwest corner of the Southwest Quarter (SW 1/4) of Section 12, Township 7 South, Range 11 West; thence East a distance of 140 feet; thence South a distance of 300 feet; thence West a distance of 140 feet; thence North a distance of 300 feet to the Point of Beginning.

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.

IN WITNESS WHEREOF, SCHMITT INVESTMENTS, LLC has caused this conveyance to be executed by its duly authorized officer, having first been duly authorized to do so, on this the 19th day of November, 2021.

SCHMITT INVESTMENTS, LLC

BY: 
RACHEL SCHMITT, Sole Member

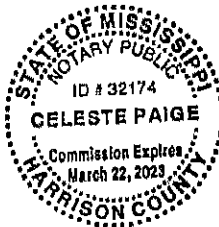
STATE OF MISSISSIPPI

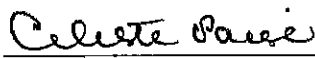
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, RACHEL SCHMITT, who acknowledge that she is the **Sole Member** of **SCHMITT INVESTMENTS, LLC**, A MS Limited Liability Company, and as its act and deed, she 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 19th day of November, 2021.

My Commission Expires:




NOTARY PUBLIC

RE: Zoning Map Amendment 2412PC189, by agent Virgil G. Gillespie, requesting to rezone four parcels to B-2 (General Business), Tax Parcels 0908O-04-101.000, 0908O-04-101.001, 0908O-04-101.002, 0908O-04-102.001, 12473 Dedeaux Road, 12463 Dedeaux Road, 12451 Dedeaux Road, 0 Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

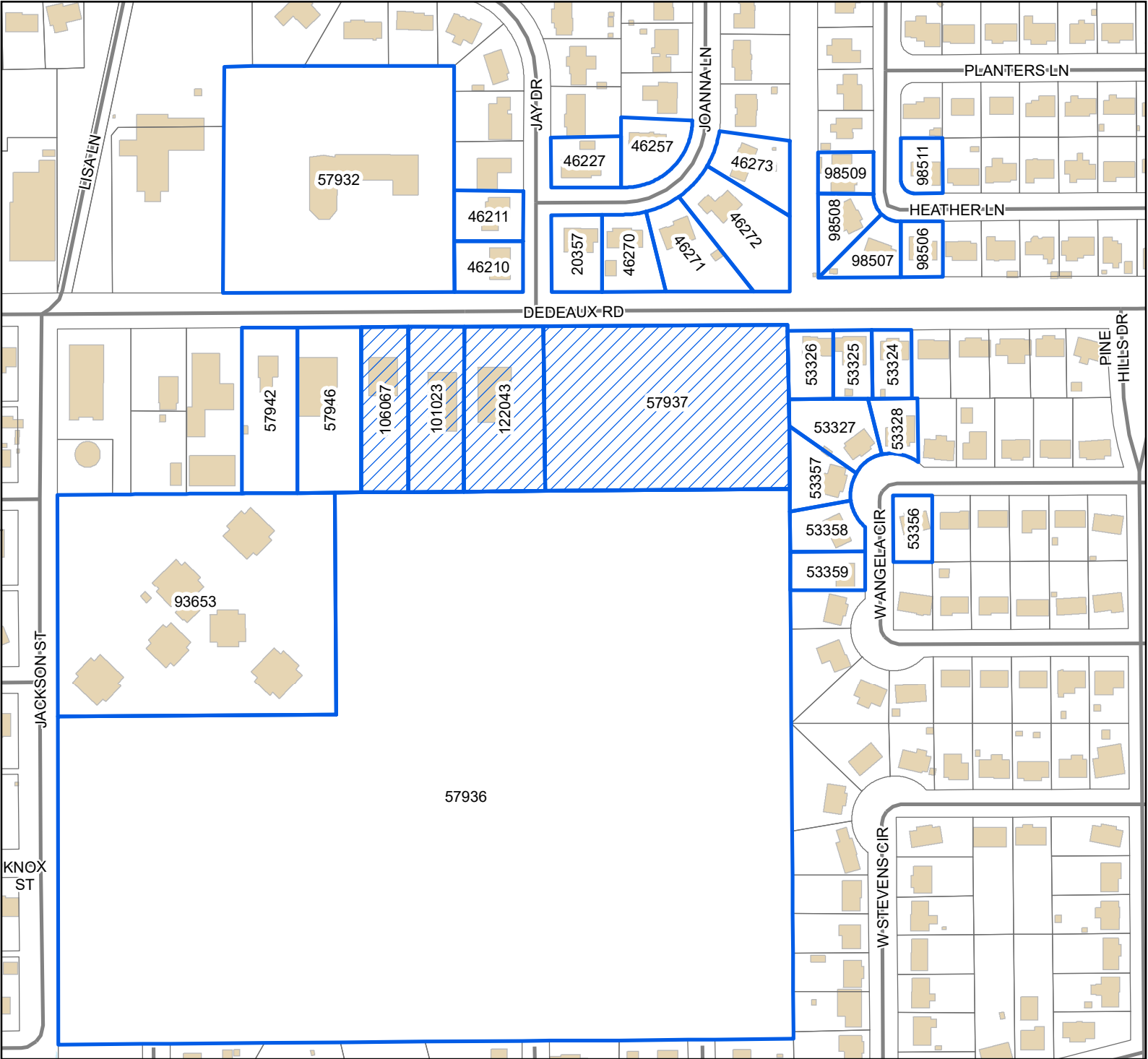
To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, December 19, 2024**, 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, December 19, 2024**. 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.

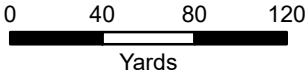


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0908O-04-102.001	BYRON & ANN BOYDEN (OWNERS)	12120 O'NEAL RD	GULFPORT	MS	39503
		0908O-04-101.000	MFJ PROPERTIES, LLC (OWNER)	4720 E. ADAMO DR	TAMPA	FL	33605
		0908O-04-101.001	LEON'S ARMY NAVY STORE OF GULFPORT, LLC (OWNER)	12463 DEDEAUX RD	GULFPORT	MS	39503
		0908O-04-101.002	GROVE HEALTHCARE COLLEGE, LLC (OWNER)	12451 DEDEAUX RD	GULFPORT	MS	39503
			VIRGIL G. GILLESPIE (AGENT)	1901 24TH AVENUE	GULFPORT	MS	39501
			Adjacent Property Owners (2412PC189)				
	53324	0908O-04-006.000	WILSON DOROTHY L	12379 DEDEAUX RD	GULFPORT	MS	39503
	53325	0908O-04-007.000	TAYLOR NICHOLE	12387 DEDEAUX RD	GULFPORT	MS	39503
	53326	0908O-04-008.000	MISKEL GERROD E	12393 DEDEAUX RD	GULFPORT	MS	39503
	46270	0908J-01-038.007	HAWKINS CHARLES A	4 JOANNA LN	GULFPORT	MS	39503
	46210	0908J-01-015.000	SWAREK THOMAS LAWRENCE II	8 BAYOU PL	GULFPORT	MS	39503
N	57932	0908J-01-014.000	RAMSEY MEM UNITED METHODIST CHURCH				0
	53356	0908O-04-018.000	PALMER LUCY L	2604 ANGELA CIR RT 7	GULFPORT	MS	39501
	20357	0908J-01-038.000	SMITH ABRAHAM	2 JOANNA LANE	GULFPORT	MS	39503
	57942	0908O-04-103.000	LADNER HENRIETTA	P O BOX 3538	GULFPORT	MS	39505
	53358	0908O-04-017.000	CAMPBELL JOHN J ETAL	202 W ANGELA CIR	GULFPORT	MS	39503
	46227	0908J-01-031.000	THOMAS ERICKA CLARICE	3 JOANNA LANE	GULFPORT	MS	39503
	98511	0908J-01-001.011	STEWART LEKEISHA	14 HEATHER LANE	GULFPORT	MS	39503
	57946	0908O-04-102.000	SUMDAY LLC	9465 CREOSOTE RD	GULFPORT	MS	39503
	53357	0908O-04-016.000	ULIBARRI DUANE A & ANISSA GUTIERREZ	200 W ANGELA CIR	GULFPORT	MS	39503
	53328	0908O-04-014.000	KOPTYRA MICHAEL J & OLGA V	P O BOX 3733	GULFPORT	MS	39505
	46257	0908J-01-032.000	JACOBY CHRISTOPHER A	9 JOANNA LN	GULFPORT	MS	39503
	98509	0908J-01-001.010	DORRIS BARBARA	19 HEATHER LN	GULFPORT	MS	39503
	46272	0908J-01-038.004	MURPHY PATRICIA & WILLIAM E	8 JOANNA LN	GULFPORT	MS	39503
	98507	0908J-01-001.008	DAVIS ANNIE MAE	15 HEATHER LANE	GULFPORT	MS	39503
	53327	0908O-04-015.000	MARKS LARETTA	118 RESERVATION DR	GULFPORT	MS	39503
	46271	0908J-01-038.003	ALVES NICOLE M	6 JOANNA LN	GULFPORT	MS	39503
	98506	0908J-01-001.007	EDER SARA & JESSE	958 PARKS ST, APT B	PORT HEUNEME	CA	93041
	46273	0908J-01-038.006	BRENNAN EDWARD C & MONNA G	10 JOANNA LANE	GULFPORT	MS	39503
	46211	0908J-01-016.000	TURNER ALPHONSE III & CHEMEKIA	3 JAY DRIVE	GULFPORT	MS	39503
	98508	0908J-01-001.009	COLE KEVIN	17 HEATHER LANE	GULFPORT	MS	39503
N	93653	0908O-04-100.001	MAGNOLIA CAPITAL HOLDINGS LLC	C/O MICHAEL R JAMES	CYPRESS	TX	77410
	57937	0908O-04-101.000	MFJ PROPERTIES LLC	17121 ORANGE WOOD DR	LUTZ	FL	33548
N	122043	0908O-04-101.002	GROVE HEALTHCARE COLLEGE LLC	12451 DEDEAUX RD	GULFPORT	MS	39503
	53359	0908O-04-030.000	OTTIES NADS LLC	404 CARIBE PL	GULFPORT	MS	39507
	57936	0908O-04-100.000	LOE JAMES R	P O BOX 729	PICAYUNE	MS	39466



Legend

- Site
- Adjacent Properties
- Street
- Buildings
- Water Features



1 inch = 250 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.



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	615282	Print Legal Ad-IPL02060060 - IPL0206006		\$54.70	1	41 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, December 19, 2024 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 2412PC193, by agent Heinrich & Associates, seeking approval for a five lot zero-lot line subdivision use, Tax Parcel 1010E-02-025.001, 1019 Bridge Street, Zoned T3 (Sub-Urban Zone), Ward 4
Zoning Map Amendment 2412PC189, by agent Virgil G. Gillespie, requesting to rezone four parcels to B-2 (General Business), Tax Parcels 0908O-04-101.000, 0908O-04-101.001, 0908O-04-101.002, 0908O-04-102.001, 12473 Dedeaux Road, 12463 Dedeaux Road, 12451 Dedeaux Road, 0 Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6
This the 26th day of November 2024
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0206006
Dec 4 2024

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, 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:
12/04/24

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.

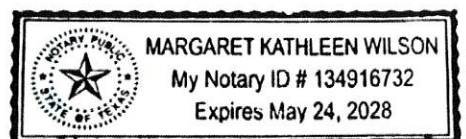
Mary Castro

Sworn to and subscribed before me this 5th day of
December in the year of 2024

Margaret K. Wilson

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!