

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, FEBRUARY 27, 2025 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 - 01/23/25

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 2502PC022:

Planning Commission Approval 2502PC022, 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

2. Planning Commission Approval 2502PC023:(Withdrawn by Planning Staff)

Planning Commission Approval 2502PC023, by owner Hectco Services Inc, seeking approval for a warehouse use, Tax Parcel 0810N-03-037.000, 2815 22nd Ave, Zoned B-2 (General Business), Ward 3

3. General Plan 2502PC025:

General Plan 2502PC025, by owner Gnarly Development LLC, seeking approval of a six lot residential subdivision (Calypso Cove), Tax Parcel 0911B-02-053.000, 16th Street, Zoned T4L (General Urban Zone Limited), Ward 2

4. Planning Commission Approval 2502PC026:

Planning Commission Approval 2502PC026, by agent Tuong Xuan Nguyen, seeking approval for townhouse development, Tax Parcels 0911B-02-015.000, 0911B-02-015.002, 30 East Beach Blvd, Zoned T6 (Urban Core Zone) Ward 2

H2. Planning Commission Recommendation

1. Zoning Text Amendment 2407PC094;(Postponed to February Meeting)

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

2. Zoning Text Amendment 2411PC169: (Remanded back by City Council)

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.

I. Reports

J. Unfinished Business

K. Other Business

K1. Other Business

L. Adjournment

MINUTES
GULFPORT CITY PLANNING COMMISSION
Thursday, January 23, 2025, 4:30 P.M.
City Hall Council Chambers

- A. **Prayer:** The Planning Commission led a prayer.
- B. **Pledge of Allegiance:** The Pledge of Allegiance was recited.
- C. **Call to Order:** The meeting of the Planning Commission was called to order at **4:31 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
DANIEL KEATING
BILL WILLIAMS
VIRGINIA ADOLPH
CHRIS ROMANO
HAROLD SPANN

BOARD MEMBERS ABSENT:

BRYAN JACOBS

STAFF MEMBERS PRESENT:

GREG HOLMES
BRYCE CLUGH
SAM SMITH

COURT REPORTER:

NONE

E. **Confirmation of Agenda:**

F. **Adoption of Minutes:**

Motion by **Mr. Daigle** and seconded by **Mr. Williams** to approve Minutes of the **December 19, 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. General Plan 2501PC001:

General Plan 2501PC001, by agent Heinrich & Associates, seeking approval for a 6 lot subdivision, Tax Parcels 0711N-02-103.003, 0711N-02-103.004, 0711N-02-103.005, 0711N-02-103.009, 0711N-02-103.002, 0711N-02-103.001, 0711N-02-103.006, 0711N-02-103.007, 0711N-02-103.008, 4808 W. Beach Blvd, Zoned T4L (General Urban Zone "Limited"), Ward 2

Speaking for the Petition: Robert Heinrich

Speaking against the Petition: None

Motion: Mr. Romano - to approve the applicant's request with conditions.

Second: Mr. Spann

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

Action: Motion carries unanimously

2. Special Exception 2501SE003:

Special Exception 2501SE003, by agent William E. Kneasal Jr., seeking approval for a liquor store use, Tax Parcel 0811A-05-004.000, 1229 Pass Road, Zoned B-2 (General Business), Ward 2

Speaking for the Petition: John Holiday Jr.

Speaking against the Petition: Amadnda Kressin, Wayne Aronson

Motion: Mr. Daigle – to deny the applicant's request

Second: Mrs. Adolph

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

Action: Motion fails, 3-6

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

Second: Mr. Williams

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

Action: Motion carries, 6-3

3. Planning Commission Approval 2501PC007:

Planning Commission Approval 2501PC007, by owner Michael J. Maden, seeking approval for an administrative office for a real estate agent as a home occupation, Tax Parcel 0807I-01-005.012, Zoned R-1-10 (Single-family), Ward 7

Speaking for the Petition: Michael Maden

Speaking against the Petition: None

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

Second: Mrs. Adolph

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

Action: Motion carries unanimously

4. Special Exception 2501SE010:

Special Exception 2501SE010, by owners Ria Propertiez AZ, LLC and Prosper Properties LLC, seeking approval for a bar and lounge use, Tax Parcel 1010H-02-031.000, 2093 E Pass Road Suites A & C, Zoned B-1 (Neighborhood Business), Ward 2

Speaking for the Petition: Ramiro Rodregiez

Speaking against the Petition: None

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

Second: Mr. Jones

KEITH WILLIAMS	– Chairman
VIRGINIA ADOLPH	– Yea
CHARLIE HEWES	– Yea

DANIEL KEATING	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
BRYAN JACOBS	– Absent
TIM DAIGLE JR	– Yea
CHRIS ROMANO	– Yea
HAROLD SPANN	– Yea
BILL WILLIAMS	– Yea

Action: Motion carries unanimously

H2. Planning Commission Recommendation

5. 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:

Speaking against the Petition:

Motion: Mr. Daigle – to postpone this case to the February meeting.

Second: Mr. Romano

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

Action: Motion carries unanimously

I. Adjournment

There being no further business , a Motion was made by Mr. Hancock to adjourn, seconded by Mr. Williams and carried unanimously. The meeting adjourned at 5:19 P.M. .

William Prince Jones, Secretary

Date: _____



URBAN DEVELOPMENT
PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
228.868.5710 | PLANNERS@GULFORT-MS.GOV

PLANNING COMMISSION CASE

Hearing Date: Thursday, February 27, 2025

Planning Commission Decision



URBAN DEVELOPMENT
PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
228.868.5710 | PLANNERS@GULFPORT-MS.GOV

PLANNING COMMISSION CASE

Hearing Date: Thursday, February 27, 2025

Planning Commission Approval 2502PC022: Planning Commission Approval 2502PC022, 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: 2502PC022

Hearing Date: February 27, 2025

Current Zoning/Use: T3 / Single-Family Residential

Legal: Planning Commission Approval 2502PC022, 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:** Applicant states that the proposed lots have direct to the nearby Pass Rd. These lots also have nearby access of Cowan Rd.
2. **Water Supply:** Applicant states that proposed lots will have direct, connections to an existing 8" water main that runs along Bridge St.
3. **Waste Disposal:** Applicant states proposed lots will have direct connections to an existing 8" sewer main that runs along Bridge St.
4. **Fire and Police Protection:** Applicant states that 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:** Applicant states that within the vicinity of the subject property, there is shopping and restaurants to the east and south.. They also state that this area was

Technical Report

Resubdivision

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

6. **Traffic:** Applicant claims that 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 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 applicant states that the subject property is 1.285 acres and has an existing home located on the property. They further state that the 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. Staff notes that the lot requirements for a zero-lot line development are 2,800 sqft per lot and that each lot must have a width of at least 28 feet. Furthermore, for a zero-lot line development, the side yard setback must be at least 14 feet on one side, as the opposite side does not have a minimum setback requirement. The applicant fulfills this requirement. In addition, there are zero-lot line homes directly opposite of this development, which means that this development would be in line with the area.

Ultimately, this is a near identical resubmittal of case 2412PC193. The applicant has updated their site plan to accommodate the existing live oak on lot 4. The applicant has stated that they intend to preserve the live oak.

Any approval should consider these conditions:

1. Must meet all current Building Codes and City of Gulfport Ordinances.
2. Allows for the future development of a townhouse subdivision.
3. All protected trees are to remain. Proper root preservation and protection should be maintained during development. Those protected trees are to be protected throughout the project per the city's chapter 8 ordinance.
4. Provide a name for the subdivision.
5. Each lot must have a driveway long enough for cars to fit off of the right-of-way. Lot 1 only has 15 ft of driveway from the edge of the building pad to the Spring St. property line.
6. The plat includes a common area strip south of lot 4. Who will own the common area? It may be prudent to remove the common area and assign the extra width to other buildable lots to ensure other lots have sufficient space for their driveways.
7. Submit a drainage plan for the 5 lots and the common area to Engineering for review and approval. Each lot drainage must flow to the front of each lot and connect to the City's drainage system (Spring St roadside ditch or Bridge St roadside drainage pipe).
8. Each lot must be individually connected to water and to sewer.

DEPARTMENTAL CONDITIONS

Engineering:

1. Provide a name for the subdivision.
2. Each lot must have a driveway long enough for cars to fit off of the right-of-way. Lot 1 only has 15 ft of driveway from the edge of the building pad to the

Technical Report

Resubdivision

Spring St. property line. 3. The plat includes a common area strip south of lot 4. Who will own the common area? It may be prudent to remove the common area and assign the extra width to other buildable lots to ensure other lots have sufficient space for their driveways. 4. Submit a drainage plan for the 5 lots and the common area to Engineering for review and approval Each lot drainage must flow to the front of each lot and connect to the City's drainage system (Spring St roadside ditch or Bridge St roadside drainage pipe). 5. Each lot must be individually connected to water and to sewer. In a memo dated 2/14/2025.

Public Works:

Each lot to have separate water and sewer services. Memo dated 2/14/2025.

Traffic and Safety:

No conditions. Memo dated 2/3/25.

Building Code Services:

Must meet all current Building Codes and City of Gulfport Ordinances. Memo dated 02/19/2025.

GIS:

No conditions. Memo dated 2/12/2025.

Police Department:

No comments as of 2/19/2025.

Fire Department:

No conditions. Memo dated 2/03/2025.

City Arborist:

All protected trees are to remain. Proper root preservation and protection should be maintained during development. Those protected tress are to be protected throughout the project per the city's chapter 8 ordinance. Memo dated 2/03/2025.

Leisure Services:

No conditions. Memo dated 2/03/2025.

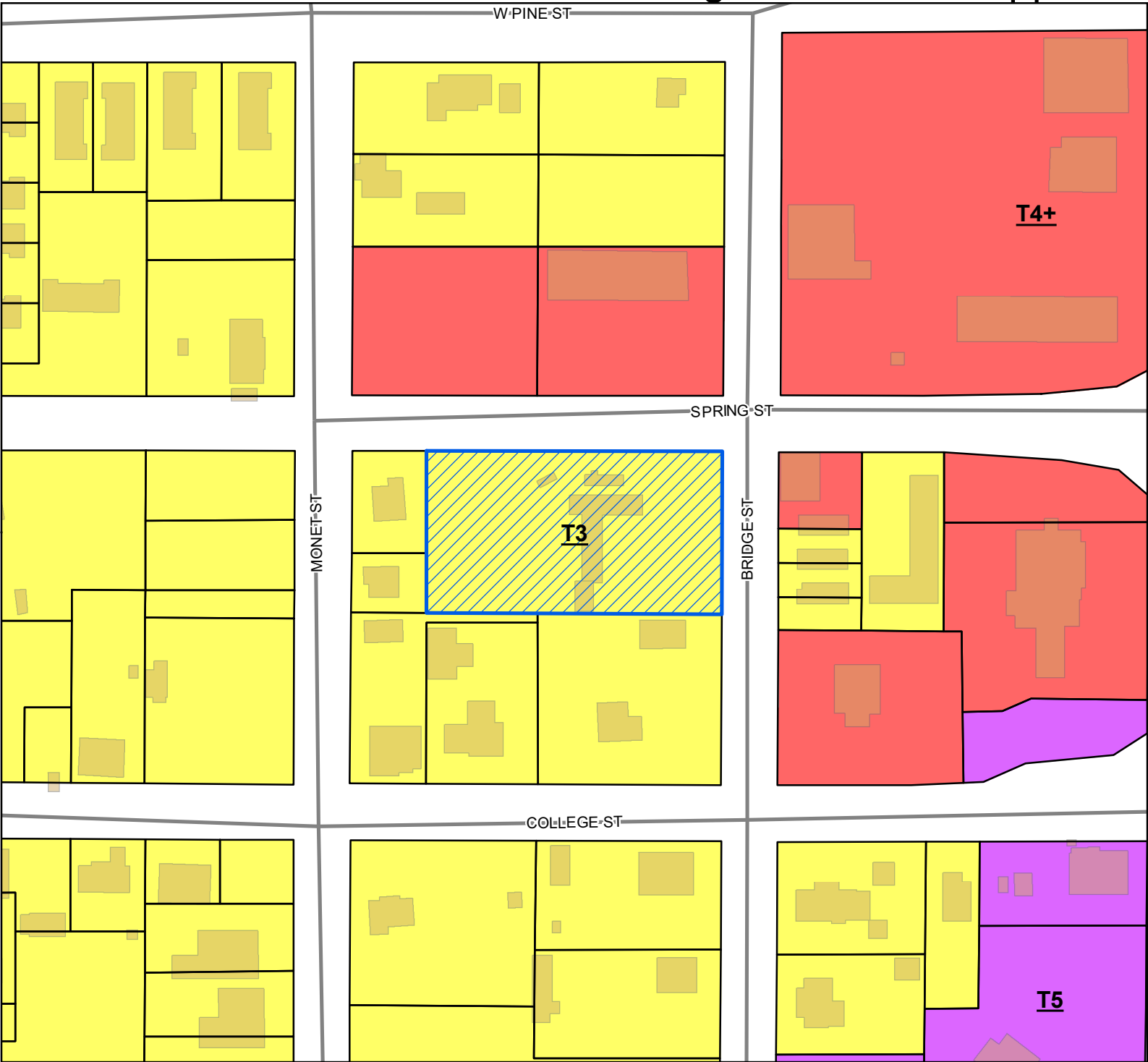
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department



 Site

 Street

 Parcels

 Buildings

 City Limit

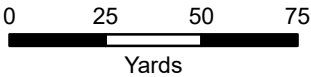
Smart Code

 T5

 T4+

 T3

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



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.



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

APPLICATION FOR PLANNING COMMISSION APPROVAL

Property Information

TAX PARCEL #	1	0	1	0	E	-	0	2	-	0	2	5	●	0	0	1
						-			-				●			
						-			-				●			

For Staff Use Only
Case Number: 2502 PC22
Date Received: 1/17/23
Receipt Number: 13106054
Received By: JET
Zoning: T3
Ward: 4 Flood: X
Size: 56,017 SQ FT

(If necessary, use separate sheet of paper)

Address of Property Involved: 1019 Bridge Street

Lot(s) 4, Block(s) 16 5, Subdivision Replat Oak Park Moneys

General Location: SW. Intersection of Spring Street and Bridge Street

GENERAL DESCRIPTION OF REQUEST:

Allow a 5 lot re-subdivision, with water and 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 Forest 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

bradf6524@yahoo.com

Email Bradley E. Gentile
Signature of Owner

AGENT

Heinrich & Associates

Printed Name of Agent
1806 23rd Ave. Suite B

Mailing Address

Gulfport MS 39501

City State Zip code
228-896-9760

Home Phone Work/Cell Phone

bobby.h@heinrichassociates.net

Email [Signature]
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., Gulfport, 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., Gulfport, 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.

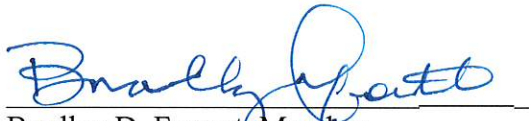
A MS Corporation
11503 Treelawn St.
Gulfport, MS 39503

CORPORATE RESOLUTION

STATE OF MISSISSIPPI
COUNTY OF HARRISON

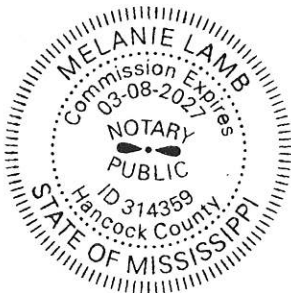
This day personally appeared before me, the undersigned authority in and for the State and County aforesaid, the within named **Bradley D. Forrest** who acknowledged that he is a **Member** of **B & B Forrest Inc.**, A Mississippi Corporation, and for that and on behalf of the said company, and as its 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 20th day of December 2024.


Bradley D. Forrest, Member


Notary Public

My Commission Expires: 03-08-2027



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

December 20, 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.

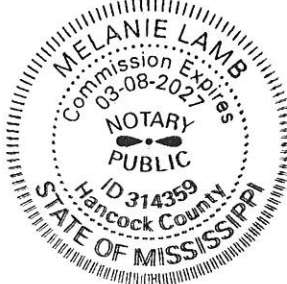
Sincerely,





Notary

My Commission Expires: 03-08-2027



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:

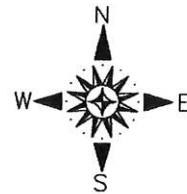
Within the vicinity of the subject property, there is shopping and restaurants to the east and south. Just north is a newly constructed harbor. Since this area was previously zoned for SmartCode use, the proposed lots will have access to the shopping and restaurants within walking distance.

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.



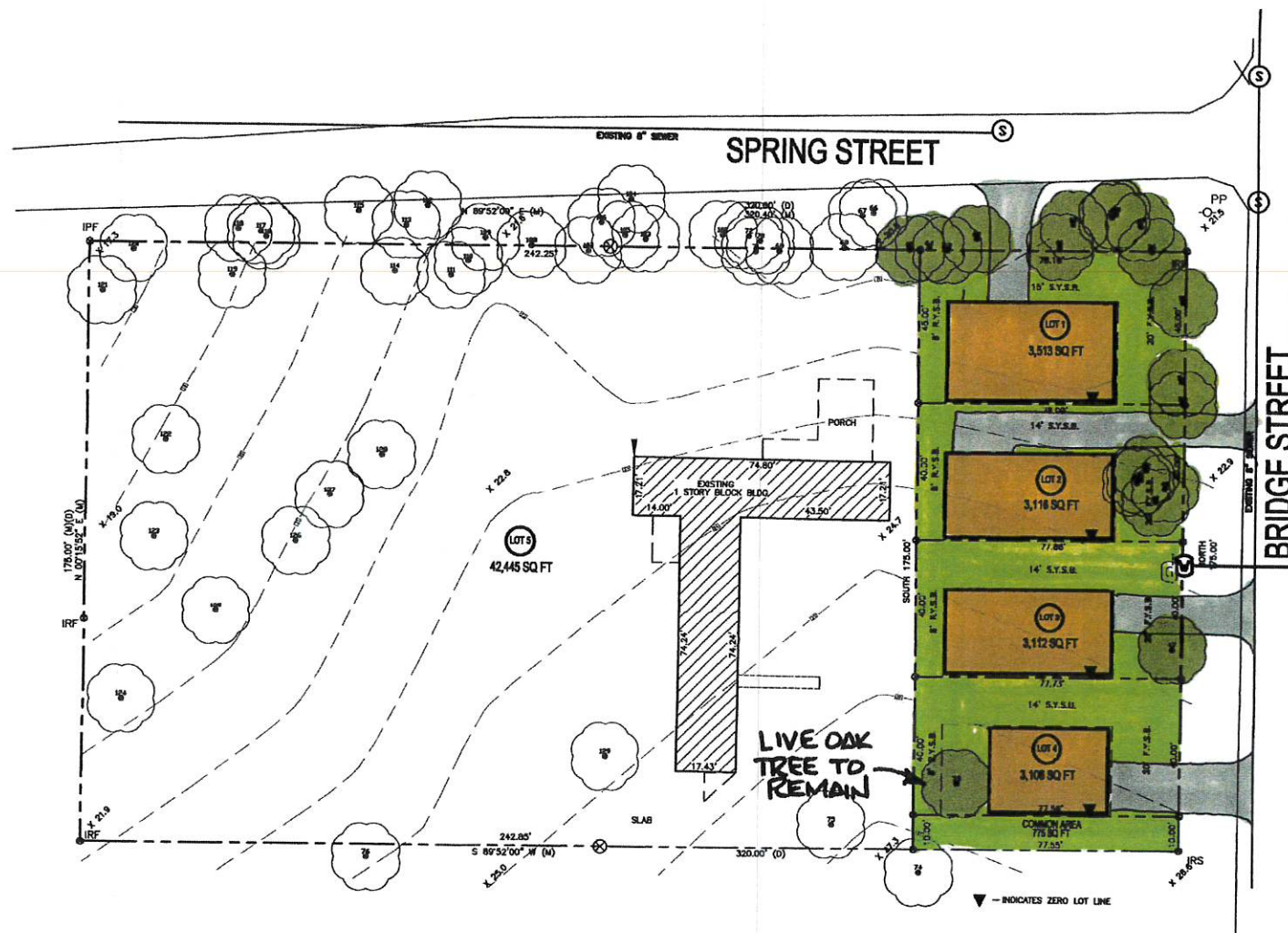
SCALE: 1"=30'

NOTE:
Land Surveys do not transfer title or ownership. No part of this map should be interpreted as an instrument conveying ownership or any other rights between parties. Further more this map does not create an easement. Easements shown do not exist unless or until recordation of a properly prepared instrument.

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

Point	Tree
47	20' CEDAR
48	17' WATER OAK
49	20' LIVE OAK
50	8' SWEETGUM
51	8' SWEETGUM
52	10' SWEETGUM
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	13' WATER OAK
64	13' 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	16' WATER OAK
116	16' WATER OAK
117	16' WATER OAK
118	10' WATER OAK
119	24' MAGNOLIA
120	13' CHINESE YALLOW
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



LOT 1 - 29' x 50' BUILDING PAD
LOT 2 - 25' x 50' BUILDING PAD
LOT 3 - 25' x 50' BUILDING PAD
LOT 4 - 25' x 35' BUILDING PAD

1019 BRIDGE STREET
LOT 4, BLOCK 16, REPLAT OAK PARK
GULFPORT, MISSISSIPPI
PARCEL #1010E-02-025.001
PRELIMINARY

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 0.9999960.

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

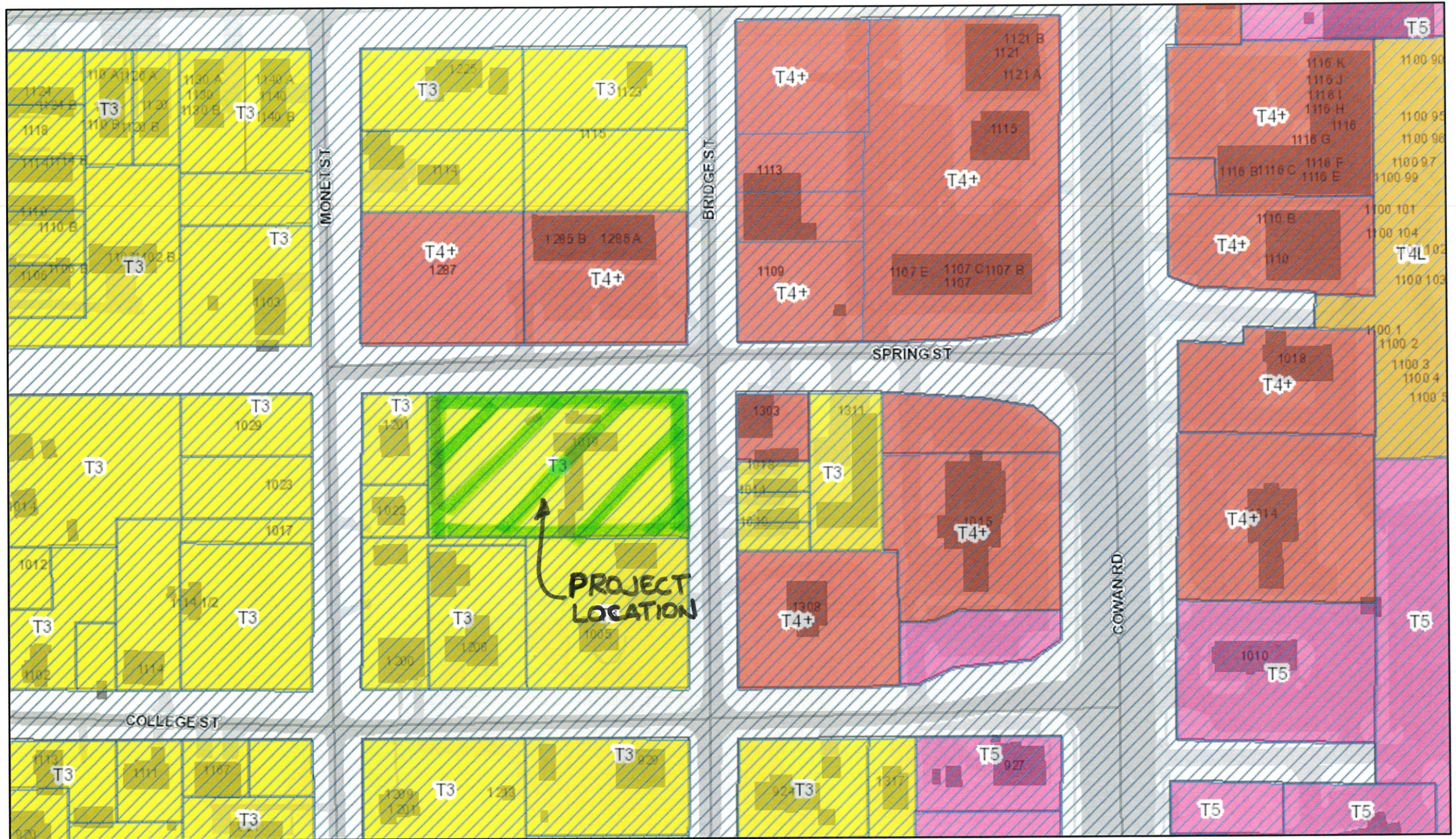
This is to CERTIFY that this plat or map and the survey on which it is based were made in accordance with "The Standards of Practice for Land Surveying in the State of Mississippi".

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

JOB 11389

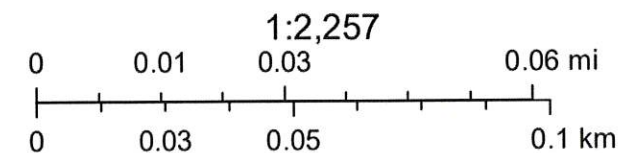
GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
13048 RIVERWALK CIRCLE, DIBERVILLE, MS. 39540
PH. (228) 365-3632 Telexg@aol.com

City of Gulfport

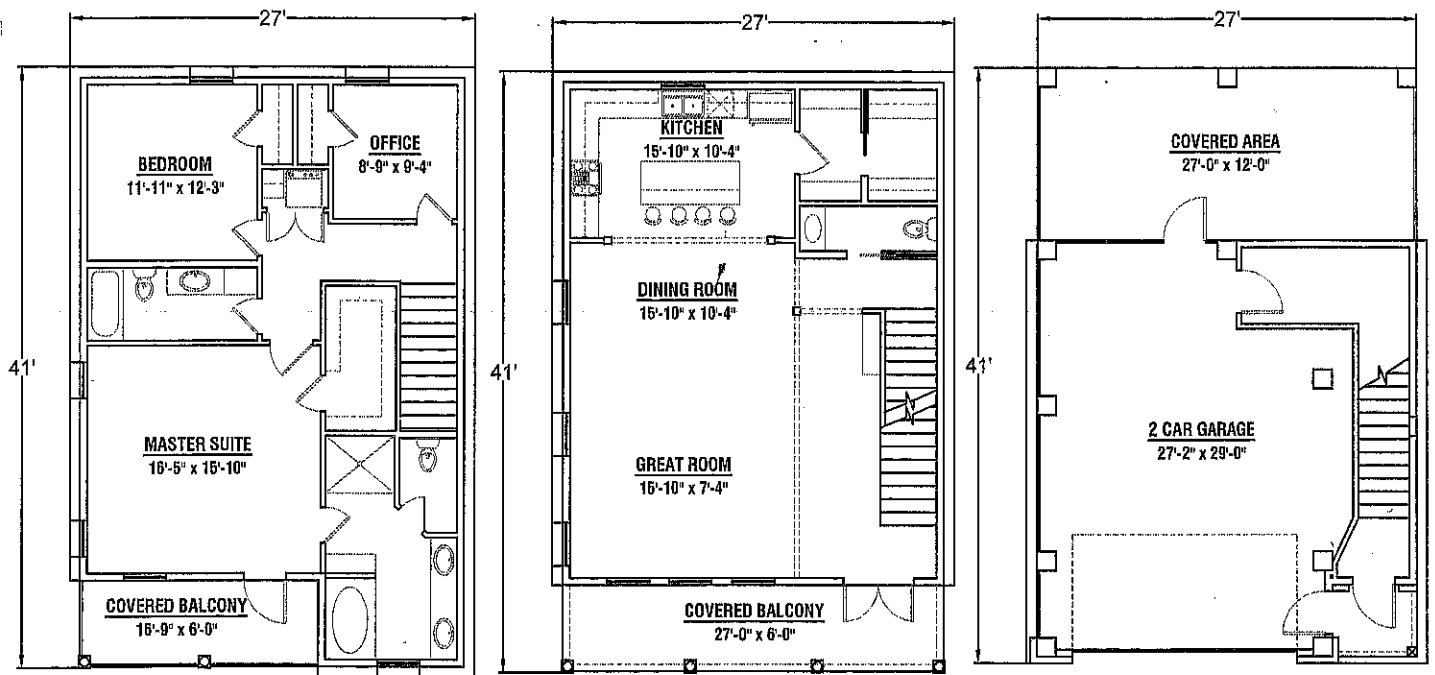


12/23/2024, 11:43:10 AM

- | Traditional Code - Appendix A | | Hybrid Code - Appendix A | | Smart Code - Appendix D | |
|---------------------------------------|---|-----------------------------------|---------------------------------|-------------------------------|-------------------------------|
| A-1 - Agricultural District | R-1-10 - Single Family Residence (Low Density) | R-B - Residence-Business District | R-E - Residence-Estate | T2 - Rural Zone | T1 - Natural Zone |
| B-1 - Neighborhood Business District | R-1-15 - Single Family Residence District (Low Density) | R-UE - Residential Urban Estate | T3 - SFR Zone | T2 - Rural Zone | T2 - Rural Zone |
| B-2 - General Business District | R-1-5 - Single Family Residence District (Medium Density) | SB - Sand Beach | T4L - Limited Commercial Zone | T3 - SFR Zone | T3 - SFR Zone |
| B-3 - Central Business District | R-1-7.5 - Single Family Residence District (Low Density) | WF - Water Front | T4+ - Commercial Zone | T4L - Limited Commercial Zone | T4L - Limited Commercial Zone |
| B-4 - Highway Business District | R-2 - Single Family Residence District (Medium Density) | Hybrid Code - Appendix A | T5 - Heavy Commercial Zone | T4+ - Commercial Zone | T4+ - Commercial Zone |
| E-G - Entertainment - Gaming District | R-3 - General Residence (High Density) | CS - Community Service District | T6 - Urban Core/Downtown | T5 - Heavy Commercial Zone | T5 - Heavy Commercial Zone |
| I-1 - Light Industry District | R-4 - General Residence (High Density) | SD - Special District | T6 - Urban Core/Downtown | T6 - Urban Core/Downtown | T6 - Urban Core/Downtown |
| I-2 - Heavy Industry District | R-O - Residence-Office | T1 - Natural Zone | CS - Community Service District | Government Property | Government Property |
| | | | SD - Special District | Hybrid | Hybrid |



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



Plan No. 14-103

AREA CALCULATIONS:

1ST FLOOR:	945 SF
2ND FLOOR:	965 SF
PORCHES:	263 SF
GARAGE:	1,077 SF
GROSS LIVING AREA:	1,910 SF
GROSS AREA:	3,250 SF

HEINRICH & ASSOCIATES

RESIDENTIAL & COMMERCIAL DESIGN
1808 23rd Ave. Suite B - Gulfport, MS 39501
Ph (228) 898-6788 - Fax (228) 898-0789
www.heinrichassociates.net













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



Angela 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"

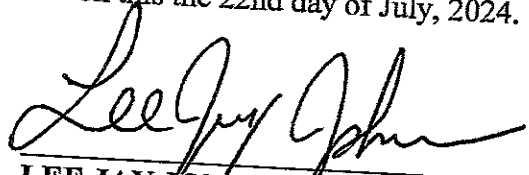
THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way
and easements applicable to subject property, and any prior recorded reservations, conveyances and
leases of oil, gas and minerals by previous owners of subject property.

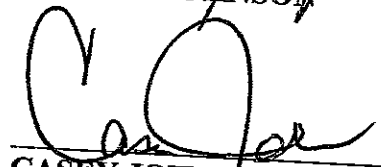
Estimated county ad valorem taxes have been prorated between the parties as a part of the
consideration for this conveyance. In the event the estimates upon which such proration is based
prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor

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.

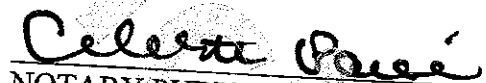

LEE JAY JOHNSON


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

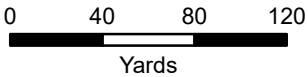
Return to:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550
Our File: 241216

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1010E-02-025.001	B & B FOREEST INC. (OWNER)	11503 TREELAWN ST	GULFPORT	MS	39503
			HEINRICH & ASSOCIATES (AGENT)	1806 23RD AVE. STE B	GULFPORT	MS	39501
			Adjacent Property Owners (2502PC022)				
	20727	1010E-02-007.000	PETERS STEVEN D	37 COMPASS POINT WAY S #425	INLET BEACH	FL	32461
	20730	1010E-02-009.000	CUTRER SAMUEL E	P O BOX 7265	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
	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
	20725	1010E-02-012.000	HABITAT FOR HUMANITY OF MGC	2214 34TH ST	GULFPORT	MS	39501
	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
	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	SPRINGBRIDGE PROPERTIES II LLC	2304 19TH ST	GULFPORT	MS	39501
	121485	1010E-02-026.002	COLE CARRIE A	1014 BRIDGE ST	GULFPORT	MS	39507



Legend

- Site
- US or State Highway
- 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	634110	Print Legal Ad-IPL02161400 - IPL0216140	Feb. PC	\$66.70	1	64 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, February 27, 2025 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 2502PC022, 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

General Plan 2502PC025, by owner Gnarly Development LLC, seeking approval of a six-lot residential subdivision (Calypso Cove), Tax Parcel 0911B-02-053.000, 16th Street, Zoned T4L (General Urban Zone Limited), Ward 2

Planning Commission Approval 2502PC026, by agent Tuong Xuan Nguyen, seeking approval for townhouse development, Tax Parcels 0911B-02-015.000, 0911B-02-015.002, 30 East Beach Blvd, Zoned T6 (Urban Core Zone) Ward 2

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

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.

This the 5th day of February 2025
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0216140
Feb 12 2025

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Beaufort County, South Carolina 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:
02/12/25

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.

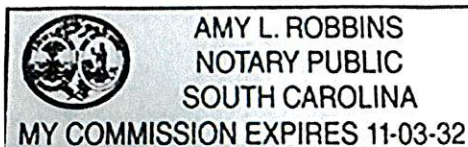
Mary Castro

Sworn to and subscribed before me this 21th day of February in the year of 2025

Amy Robbins

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!

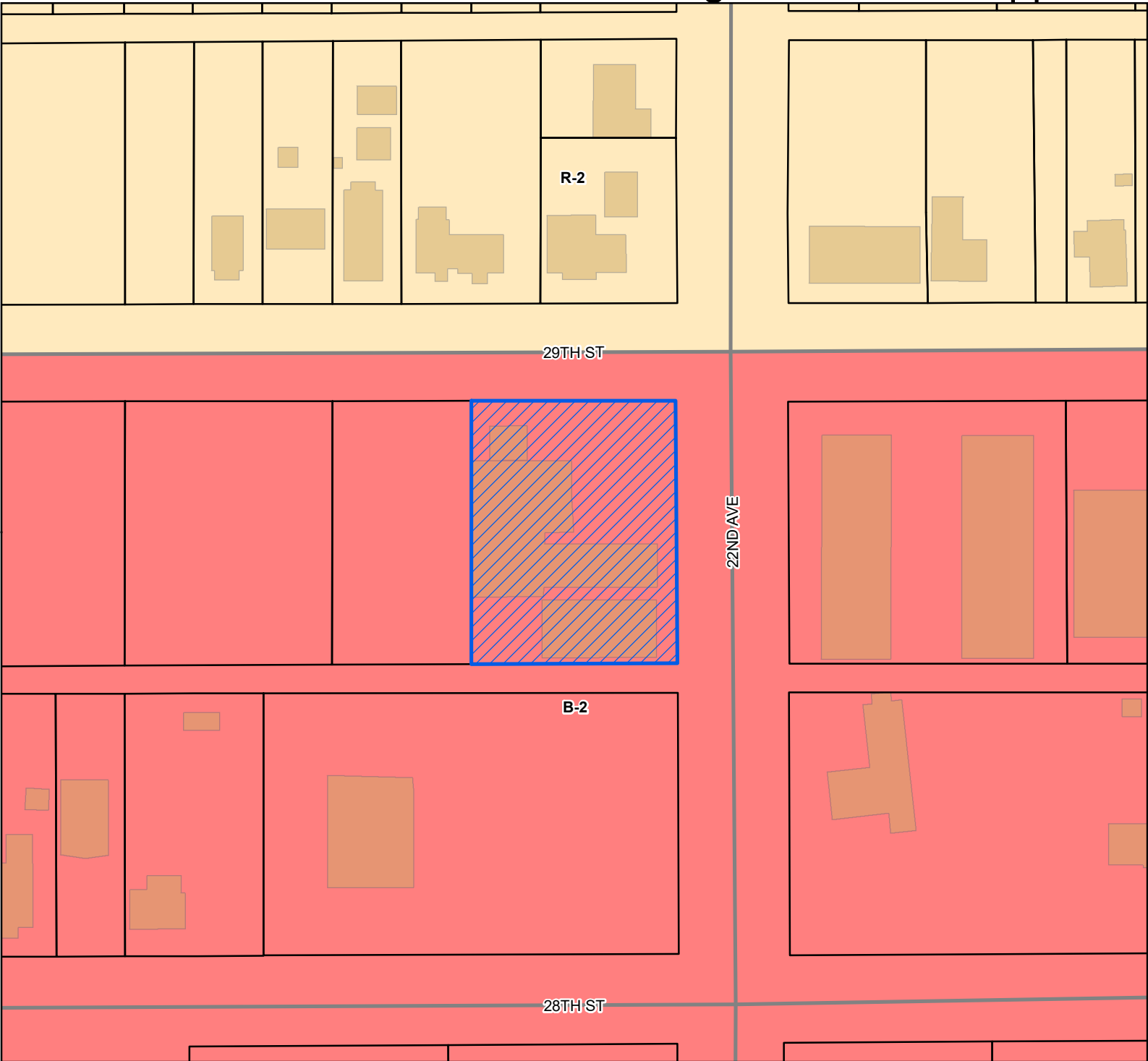


URBAN DEVELOPMENT
PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
228.868.5710 | PLANNERS@GULFPORT-MS.GOV

PLANNING COMMISSION CASE

Hearing Date: Thursday, February 27, 2025

Planning Commission Approval 2502PC023:(Withdrawn by Planning Staff) Planning Commission Approval 2502PC023, by owner Hectco Services Inc, seeking approval for a warehouse use, Tax Parcel 0810N-03-037.000, 2815 22nd Ave, Zoned B-2 (General Business), Ward 3



Site

Street

Parcels

Buildings

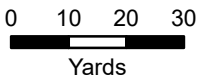
City Limit

Zoning

B-2 - General Business District

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

Site Information
0810N-03-037.000
Zoning: B-2 (General Business)
Size: 27956.15 sqft
Flood: X



1 inch = 100 feet



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



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

For Staff Use Only

APPLICATION FOR PLANNING COMMISSION APPROVAL

Property Information

TAX PARCEL # 0810N-03-037-000

(If necessary, use separate sheet of paper)

Case Number: 2502PC023Date Received: 1/17/25Receipt Number: 13106156Received By: DETZoning: B-2Ward: 3 Flood: XSize: 27,956 SQFTAddress of Property Involved: 2815 22nd Ave Gulfport

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

General Location: 28th Street & 22nd Ave

GENERAL DESCRIPTION OF REQUEST:

Warehouse - Office.
(Buy & Sale Liquidation wholesale)

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

Hector Services Inc
 Printed Name of Owner

27460 Road 310
 Mailing Address

PASS Christian MS 39571
 City State Zip code

228-731-7210
 Home Phone Work/Cell Phone

hectorhectoservices@hotmail.com
 Email

Marc Riggs
 Signature of Owner

AGENT

Hector Rojas
 Printed Name of Agent

27460 Road 310
 Mailing Address

PASS Christian MS 39571
 City State Zip code

228-731-7210
 Home Phone Work/Cell Phone

hectorhectoservices@hotmail.com
 Email

[Signature]
 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)

Hector Rojas

ADDRESS (STREET, CITY, STATE, ZIP CODE)

27460 Road 310

PHONE # (H)

228-731-7210

(W)

0810N-03-037-000

TAX PARCEL NUMBER(S) OWNED

La-3f

SIGNATURE:

Hector Rojas

NAME OF OWNER (PRINT)

MARC ROJAS

ADDRESS (STREET, CITY, STATE, ZIP CODE)

27460 Road 310

PHONE # (H)

228-265-4109

(W)

TAX PARCEL NUMBER(S) OWNED

200 0860N-03-037-000

SIGNATURE:

Marc Rojas

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:

Address 2815 22nd Ave Gulfport MS

Transportation and Access: Site has plenty of parking within property and large area with truck access for deliveries in gate. Employees working will park in designated parking areas in gate (5 spots plus handicap), there is also handicap accessible parking available with handicap access into location

2-3 employees
Water Supply: Water is supplied by City of Gulfport; water is accessible inside and outside of the location

Waste Disposal: Site has dumpster and contract with Waste Pro for weekly delivery

Fire and Police Protection: Site has monitored alarm system which includes cameras inside and out, as well as required fire extinguishers by all exit doors and where they are required

Other Public Facilities: N/A

Proposal will not cause undo traffic due to large parking area within property and large concrete area for trucks and etc by delivery doors

Proposal is in harmony with orderly and appropriate development of the district as it will be a small warehouse business and will bring wholesale sales to area, and provide locals individuals and business with items needed to run their store front and home-based items.

2815 22nd Ave

The warehouse will store pallets of Liquidation, such as small appliances, clothes, shoes, paper products, baby products, general merchandise and etc. See attached pictures from lessees' current warehouse.

Customers and Businesses will be buying complete pallets, not as individual items.

1/10/25

A handwritten signature in blue ink, appearing to be 'HCP' or similar, enclosed in a circular loop.





REEL #
0810N-03-037.000

29th Street



Area Map

Printed 1/7/2025

2205 29TH ST

0810N-03-038.000

0810N-03-037.000

2815 22ND AVE

2811 22ND AVE

4

3

2

1

loading
area

20ft

parking
handicap

20ft
10ft
6ft

Backlot Area
20ft Gate
30ft

22nd Ave

- Addresspoints
- Parcels



1 inch = 25 feet

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Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name

Hectco Services, Inc.
HECTO SERVICES, INC.

Name Type

Legal
Previous Legal

Business Information

Business Type: Profit Corporation
Business ID: 658237
Status: Good Standing
Effective Date: 06/30/1998
State of Incorporation: Mississippi
Principal Office Address: 2815 22nd Avenue
Gulfport, MS 39501

Registered Agent

Name

Hector Rojas
2815 22nd Avenue
GULFPORT, MS 39501

Officers & Directors

Name

HECTOR ROJAS
840 COMMERCE ST
GULFPORT, MS 39507

Title

Incorporator

Hector Rojas
2815 22nd Avenue
Gulfport, MS 39501

Director, President, Secretary

Marc Rojas
2815 22nd Avenue
Gulfport, MS 39501

Vice President

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

The undersigned, pursuant to Section 79-4-2.02 (if a profit corporation) or Section 79-11-137 (if a nonprofit corporation) of the Mississippi Code of 1972, hereby executes the following document and sets forth:

1. Type of Corporation

⇒ ☒ Profit ☐ Nonprofit

2. Name of the Corporation

⇒ HECTO SERVICES, INC.

**3. The future effective date is
(Complete if applicable)**

⇒ **4. FOR NONPROFITS ONLY:** The period of duration is years or perpetual

5. FOR PROFITS ONLY: The Number (and Classes) if any of shares the corporation is authorized to issue is (are) as follows

Classes

of Shares Authorized

If more than one (1) class of shares is
authorized, the preferences, limitations, and
relative rights of each class are as follows:

⇒ COMMON

5,000

⇒

6. Name and Street Address of the Registered Agent and Registered Office is

⇒ Name HECTOR ROJAS

⇒ Physical Address 840 COMMERCE STREET

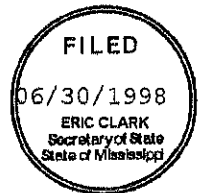
⇒ P.O. Box

⇒ City, State, ZIP5, ZIP4 GULFPORT MS 39507

7. The name and complete address of each incorporator are as follows

⇒ Name HECTOR ROJAS

⇒ Street 840 COMMERCE STREET



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



⇒ City, State, ZIP5, ZIP4

⇒ Name

⇒ Street

⇒ City, State, ZIP5, ZIP4

⇒ Name

⇒ Street

⇒ City, State, ZIP5, ZIP4

⇒ Name

⇒ Street

⇒ City, State, ZIP5, ZIP4

⇒ 8. Other Provisions ☐ See Attached

9. Incorporators' Signatures (please keep writing within blocks)

 HECTOR ROJAS	

BOOK 1506 PAGE 30

STATE OF MISSISSIPPI

COUNTY OF HARRISON



John

1st Judicial District

Instrument Number 2000 6108 D

Filed 8 12 000 2 58 P

Total Fees 8.00

Book 1506 Page 30/31 Recorded 82.00

This Instrument Prepared By
JONES, JONES & JONES, P.A., Attorneys
P.O. Box 4227
Gulfport, Mississippi 39502
Telephone (601) 864-8985

ENTERED
ON
COMPUTER

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, MERCURY AIR CONDITIONING CO., INC., A Mississippi Corporation, 1153rd Street, Gulfport, MS 39507, (228) 864-4990, does hereby sell, convey and warrant unto HECTCO SERVICES, INC., A Mississippi Corporation, 840 Commerce Street, Gulfport, MS 39501, (228) 864-3439, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

Lots One (1), Two (2) and Three (3), Block Twenty-two (22), STANDARD LAND COMPANY'S ADDITION, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 2 at Page 14 (Copy Book 1 at Page 36) thereof, reference to which is hereby made in aid of and as a part of this description.

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

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

IN WITNESS WHEREOF, MERCURY AIR CONDITIONING, CO., INC., Mississippi Corporation has caused this conveyance to be executed by its duly authorized officer, she having first been duly authorized to do so, on this the 1st day of August, 2000.

MERCURY AIR CONDITIONING, CO., INC.

BY: *Lidia M. Morris*

STATE OF MISSISSIPPI BOOK 1506 PAGE 31

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, TRIXIE M. URIE, who acknowledged that she is PRESIDENT of MERCURY AIR CONDITIONING CO., INC., 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, having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 1st day of August, 2000.

Melissa A. Schmidt
NOTARY PUBLIC

My Commission Expires:

January 21, 2003

Prepared by:
Jones, Jones & Jones, P.A.
P. O. Box 4227
Gulfport, MS 39502-4227
(228) 864-8965
File #007081

MISCELLANEOUS PAYMENT RECPT#: 13106156
CITY OF GULFPORT

GULFPORT, MS 39501

DATE: 01/07/25 TIME: 12:45:53
CLERK: KJacobs DEPT:
CUSTOMER#:

COMMENT:

CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

PAID BY:
PAYMENT METH: CREDIT CARD

REFERENCE:

AMT TENDERED: 75.00
AMT APPLIED: 75.00
CHANGE: .00

IMPORTANT NOTICE

1. Please be advised that failure to submit a complete application, with all supporting documents, could **delay your hearing date**. The Planning Commission will not consider a request until all information is submitted and accurate.
2. Please be advised that the application deadline dates posted are designed to allow the staff time to review the application and receive required comments from coordinating agencies. The application is not considered complete until all required information from the applicant is available for review by the staff and coordinating agencies.
3. Please see reverse of this sheet to determine the deadline dates for filing your application.

SUBMISSION REQUIREMENTS

- A. Page one of this application, completed and signed.
- B. Site plan. Please note that approval of your request, in part, is based on your site plan.
 - The property lines and dimensions have been provided on the drawing.
 - All buildings and structures located on the property have been identified.
 - All dimensions of buildings and structures have been noted on the site plan.
 - All distances from the property lines to all the buildings and structures have been identified and noted on the site plan.
 - Street names have been provided which abut the property.
 - Traffic flow, parking and driveways have been identified.
 - Required buffer strips have been identified.
 - Other pertinent information as needed to pictorially demonstrate the proposed development/use.
- C. Proof of ownership (Copy of deed or affidavit)

- D. If applicable, notarized proof of authority to act as agent for owner (board resolution, etc.)
- E. The City of Gulfport Planning Division Staff will notify, by letter, property owners adjacent to the requested action identified in this application using the Land Roll database from the County Tax Office. If you would like to have additional persons or property owners notified, please provide a list of additional persons to be notified.
- F. **Provide a written statement addressing the following issues:**

Explain how the site plan is appropriate with regard to:
 - Transportation and access
 - Water supply
 - Waste disposal
 - Fire and Police protection
 - Other public facilities
 - Why the proposal will not cause undue traffic congestion or create a traffic hazard.
 - Why the proposal is in harmony with the orderly and appropriate development of the district in which the use is located.
- G. Cash or check payable to the City of Gulfport in the amount of **\$75.00**.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0810N-03-037.000	HECTCO SERVICES INC (OWNER)	27460 ROAD 310	PASS CHRISTIAN	MS	39571
			Adjacent Property Owners (2502PC023)				
	35085	0810N-03-034.000	PHAM HEIN B	2212 29TH STREET	GULFPORT	MS	39501
	87662	0810N-03-036.000	FULLILOVE JAMES D -EST-	2204 29TH ST	GULFPORT	MS	39501
	87650	0810N-02-042.001	PATTERSON BARBARA L	2210 28TH ST	GULFPORT	MS	39501
	87663	0810N-03-037.000	HECTCO SERVICES INC	2815 22ND AVE	GULFPORT	MS	39501
	87665	0810N-03-038.000	PATTERSONS' RENTAL COMPLEX I LLC	413 KAHLER ST #31	GULFPORT	MS	39507
N	87667	0810N-03-040.000	PATTERSONS' RENTAL COMPLEX I LLC	413 KAHLER ST #31	GULFPORT	MS	39507
	35083	0810N-03-032.000	MILLER JOSEPH & LATANYA	18129 AUTRY DR	GULFPORT	MS	39503
	35088	0810N-03-035.000	JACKSON JENNIFER SUE BROCK	2907 22ND AVE	GULFPORT	MS	39501
	35097	0810N-02-031.000	CHURCH OF CHRIST OF GPT	2900 22ND AVE	GULFPORT	MS	39501
	35084	0810N-03-033.000	CHAMBERLAIN EDWARD E	2216 29TH STREET	GULFPORT	MS	39501
	35153	0810N-02-043.000	FIRST UNITED GOSPEL ASSEMBLY INC	2810 22ND AVE	GULFPORT	MS	39501
	35172	0810N-03-048.000	CHAVEZ EMANUEL	7516 HAMMOND DR	BILOXI	MS	39532
N	35096	0810N-02-030.000	CHURCH OF CHRIST OF GPT	2002 PASS ROAD	GULFPORT	MS	39507
N	87673	0810N-03-049.000	PATTERSONS' RENTAL COMPLEX I LLC	413 KAHLER ST #31	GULFPORT	MS	39507



Legend

- Site
- Street
- Buildings
- Water Features

0 25 50 75
Yards

1 inch = 150 feet

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URBAN DEVELOPMENT
PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
228.868.5710 | PLANNERS@GULFPORT-MS.GOV

PLANNING COMMISSION CASE

Hearing Date: Thursday, February 27, 2025

General Plan 2502PC025: General Plan 2502PC025, by owner Gnarly Development LLC, seeking approval of a six lot residential subdivision (Calypso Cove), Tax Parcel 0911B-02-053.000, 16th Street, Zoned T4L (General Urban Zone Limited), Ward 2

Technical Report
General Plan
(Calypso Cove Subdivision)

GENERAL INFORMATION

Case File Number: 2502PC025

Hearing Date: February 27, 2025

Current Zoning/Use: T4L/ Vacant Property

Legal: General Plan 2502PC025, by owner Gnarly Development LLC, seeking approval of a six-lot residential subdivision (Calypso Cove), Tax Parcel 0911B-02-053.000, 16th Street, Zoned T4L (General Urban Zone), Ward 2

TECHNICAL DETAILS

The applicant is seeking approval for a six-lot residential subdivision (Calypso Cove), Zoned T4L (General Urban Zone "Limited"). The proposed residential subdivision, named Calypso Cove Subdivision, contains approximately 65,565.01 square feet.

Regulations state that the minimum property size for new single-family homes in this zoning district is 7,500 square feet for each lot, with a front yard setback of 15 feet minimum, a side yard setback of 6 feet minimum, and rear yard setback of 6 feet minimum. In review of the General Plan, the applicant meets or exceeds the city's requirements for this zoning district.

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 has provided covenants for the proposed subdivision with their application.

Upon staff site visit of the property, the property is shown as currently being vacant. The use is in harmony with the surrounding neighborhood because there are other single-family homes in the adjacent neighborhoods.

Any approval should consider these conditions:

1. The plan as originally submitted cannot be approved due to protected trees obstructing the developer's ability to construct a full asphalt cul-de-sac meeting City standards. The developer has submitted a revised drawing that relocates the cul-de-sac to avoid impacting those trees. For the revised plans: 1. The city cannot accept a road/utility easement for the south half of the re-established 16th St. The developer must obtain ownership of the south half of 16th St in front of the proposed Calypso Cove right-of-way so that it can be dedicated to the City as part of the full right-of-way of 16th St from the current west end of 16th St to the west line of Calypso Cove. 2. If there are any other utility easements contemplated west of Calypso Cove for utility access to other parcels abutting the former 16th St, those need to be discussed with the City Engineer for incorporation and dedication in the final plat. 3. Full infrastructure construction plans have not been reviewed by Engineering. Those will be reviewed for approval or for revision after PC approval of the general lot and right-of-way layout.

Technical Report
General Plan
(Calypso Cove Subdivision)

2. Developer to obtain the ownership of the "Road and utility easement." Plans to be submitted for review prior to issuance of construction permit.
3. Must comply with the City of Gulfport's Floodplain Ordinance, all other Ordinances and all current Building Codes.
4. Nearest fire hydrant appears to be on private property. Project (All Structures) requires a hydrant within 400 feet. Nearest public hydrant 800 feet. Relocate existing fire hydrant(s) to new pavement.
5. All protected trees are to remain. The protected trees are to be protected per Chapter 8 of the City Ordinances throughout the project.

DEPARTMENTAL CONDITIONS

Engineering:

The plan as originally submitted cannot be approved due to protected trees obstructing the developer's ability to construct a full asphalt cul-de-sac meeting City standards. The developer has submitted a revised drawing that relocates the cul-de-sac to avoid impacting those trees. For the revised plans: 1. The city cannot accept a road/utility easement for the south half of the re-established 16th St. The developer must obtain ownership of the south half of 16th St in front of the proposed Calypso Cove right-of-way so that it can be dedicated to the City as part of the full right-of-way of 16th St from the current west end of 16th St to the west line of Calypso Cove. 2. If there are any other utility easements contemplated west of Calypso Cove for utility access to other parcels abutting the former 16th St, those need to be discussed with the City Engineer for incorporation and dedication in the final plat. 3. Full infrastructure construction plans have not been reviewed by Engineering. Those will be reviewed for approval or for revision after PC approval of the general lot and right-of-way layout. Memo dated 2/14/25.

Public Works:

Developer to obtain the ownership of the "Road and utility easement." Plans to be submitted for review prior to issuance of construction permit. Memo dated 2/14/25.

Traffic and Safety:

Improper cul-de-sac, and no street light layout. Memo dated 2/28/25. No Conditions. Memo dated 2/3/25

Building Code Services:

Must comply with the City of Gulfport's Floodplain Ordinance, all other Ordinances and all current Building Codes. Memo dated 1/28/25.

GIS:

Note: Property is zoned T4L but is listed as zone R-2 in the Planning Commission Case Cover. Memo dated 2/12/25.

Technical Report
General Plan
(Calypso Cove Subdivision)

Landscape Manager: No conditions. Memo dated 1/29/25.

Police Department: No comments as of 2/14/25.

Fire Department: Nearest fire hydrant appears to be on private property. Project (All Structures) requires a hydrant within 400 feet. Nearest public hydrant 800 feet. Memo dated 1/24/25.
Relocate existing fire hydrant(s) to new pavement. Memo dated 2/10/25.

City Arborist: All protected trees are to remain. The protected trees are to be protected per Chapter 8 of the City Ordinances throughout the project. Memo dated 1/24/25.

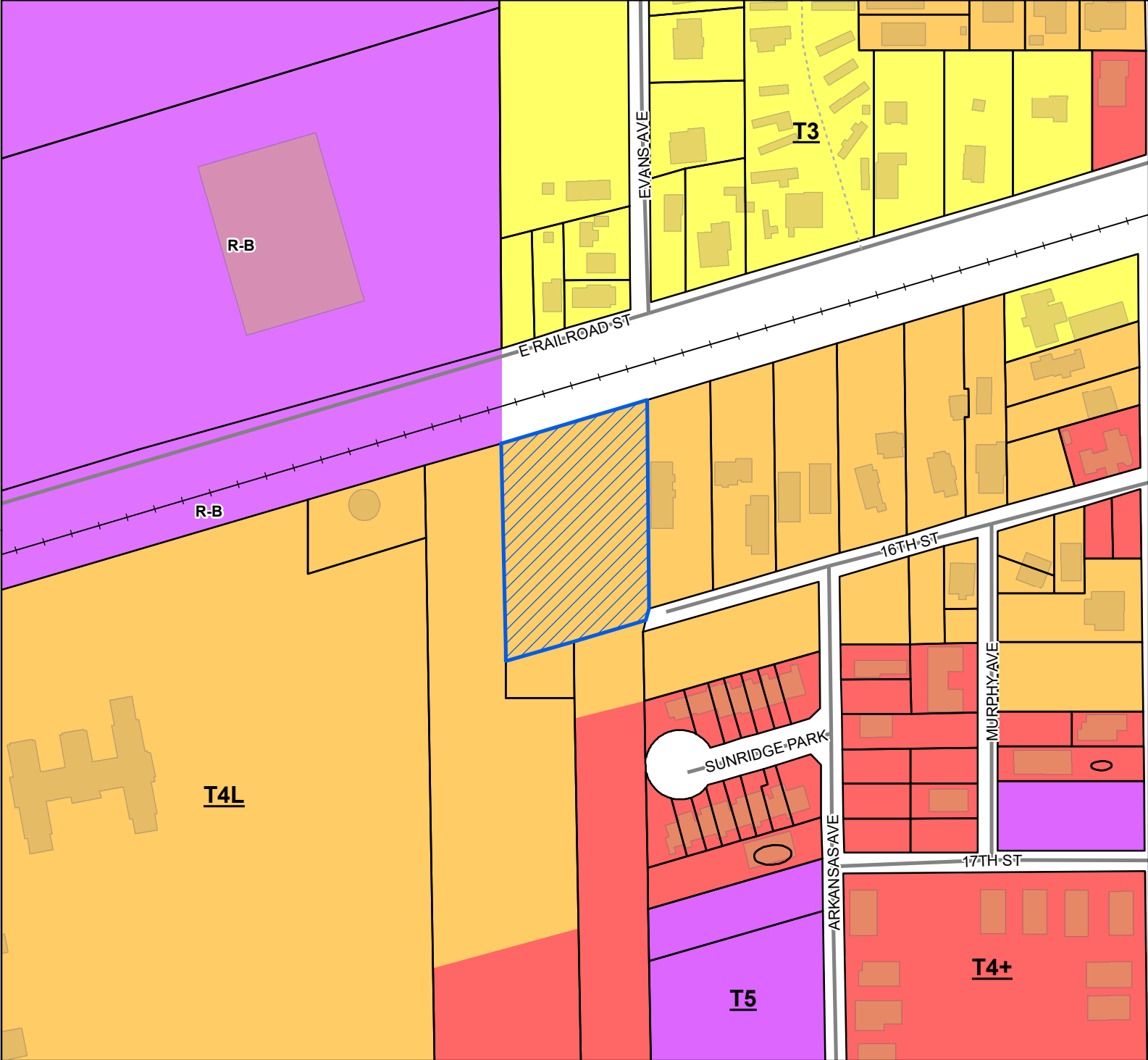
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department





- Site
- Street
- Alley
- Railroad
- Parcels
- Buildings
- City Limit

Smart Code

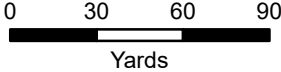
- T5
- T4+
- T4L
- T3

Zoning

- R-B - Residence-Business District

Site Information

0911B-02-053.000
Zoning: T4L (General Urban Zone "Limited")
Size: 1.4 acres
Flood: X, AE



1 inch = 200 feet



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

APPLICATION FOR GENERAL SUBDIVISION PLAN

Property Information

TAX PARCEL #

0	9	1	1	B	-	0	2	-	0	5	3	•	0	0	0
					-			-				•			
					-			-				•			

(If necessary, use separate sheet of paper)

For Staff Use Only

Case File #: 2502 PC 025

Date Received: 1/10/25

Receipt #: 3110069

Received By: JA

Zoning: T4L

Ward: 2 Flood: AE

Size: 1.4 acres

Address of Property Involved: 125 16th Street

Lot(s) N/A, Block(s) N/A, Subdivision N/A

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

General Plan approval of 6 Lot residential Subdivision

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

Gnarly Development Group LLC

Printed Name Of Owner

2 Goldin Drive

Mailing Address

Gulfport

MS

39507

City

State

Zip code

228-860-5318

228-860-5318

Home Phone

Work/Cell Phone

Bobbyknes@aol.com

Email

Signature Of Owner

AGENT

Printed Name Of Agent

Mailing Address

City

State

Zip code

Home Phone

Work/Cell Phone

Email

Signature Of Agent

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

☐

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

RESOLUTION AND MINUTES
OF SPECIAL MEETING OF
GNARLY DEVELOPMENT GROUP, LLC
a Mississippi limited liability company

Be it resolved that **GNARLY DEVELOPMENT GROUP, LLC**, a Mississippi limited liability company had a meeting of its members on the 7th, day of January 2025, in Gulfport, Mississippi, and after discussion and a unanimous vote the following resolution was adopted:

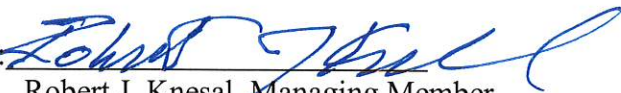
THAT ROBERT J. KNESAL, MEMBER IS AUTHORIZED TO EXECUTE DOCUMENTS ON BEHALF OF THE COMPANY FOR THE APPROVAL AND DEVELOPMENT OF A 6 LOT SUBDIVISION ON 16th STREET, GULFPORT, MS.

Property: Parcel No. 0911B-02-053.000
Gulfport, Harrison County, MS

Resolved this the 10TH day of January, 2025.

WITNESS ITS SIGNATURE on this the 10th day of JANUARY, 2025.

GNARLY DEVELOPMENT GROUP, LLC, Owner

BY: 
Robert J. Knesal, Managing Member

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Robert J. Knesal, who acknowledged to and before me that he is a Managing Member of Gnarly Development Group a Mississippi limited liability company, and for and on behalf of said company, and as its act and deed he signed, executed and delivered the above and foregoing instrument of writing on the date first above written, he having been first duly authorized so to do.

GIVEN under my hand and official seal, this the 10th day of January 2025.




NOTARY PUBLIC

My Commission expires: Nov. 6, 2026

RESOLUTION AND MINUTES OF
SPECIAL MEETING OF
GNARLY DEVELOPMENT GROUP, LLC
a Mississippi limited liability company

Be it resolved that **GNARLY DEVELOPMENT GROUP, LLC**, a Mississippi limited liability company had a meeting of its members on the 7th day of January 2025, in Gulfport, Mississippi, and after discussion and a unanimous vote the following resolution was adopted:

THAT ROBERT J. KNESAL, MEMBER, IS AUTHORIZED TO EXECUTE DOCUMENTS ON BEHALF OF THE COMPANY FOR THE APPROVAL AND DEVELOPMENT OF A 6-LOT SUBDIVISION ON 16th STREET, GULFPORT, MS.

Property: Parcel No. **0911B-02-053.000**
 Gulfport, Harrison County, MS

Resolved this the 7th day of January 2025.

GNARLY DEVELOPMENT GROUP, LLC
A Mississippi limited liability company



JONATHAN P. ALLEN, MEMBER



RYAN S. BUSBY, MEMBER



CHRISTOPHER J. KNESAL, MEMBER



GEOFFREY J. KNESAL, MEMBER



ROBERT J. KNESAL, MEMBER

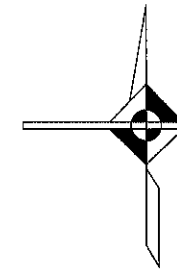
CONSTRUCTION PLANS FOR

CALYPSO COVE SUBDIVISION

OWNER:

GNARLY DEVELOPMENT GROUP, LLC.
2 GOLDIN DRIVE
GULFPORT, MS 39507

SECTION 31
TOWNSHIP 7 SOUTH
RANGE 10 WEST
HARRISON COUNTY
CITY OF GULFPORT
MISSISSIPPI



DANIEL R. BOUDREAUX, JR., P.E., INC.
CONSULTING ENGINEERS

17381 SOUTH CARR BRIDGE ROAD
BILOXI, MISSISSIPPI 39532
PHONE: 228-297-1647

SHEET INDEX

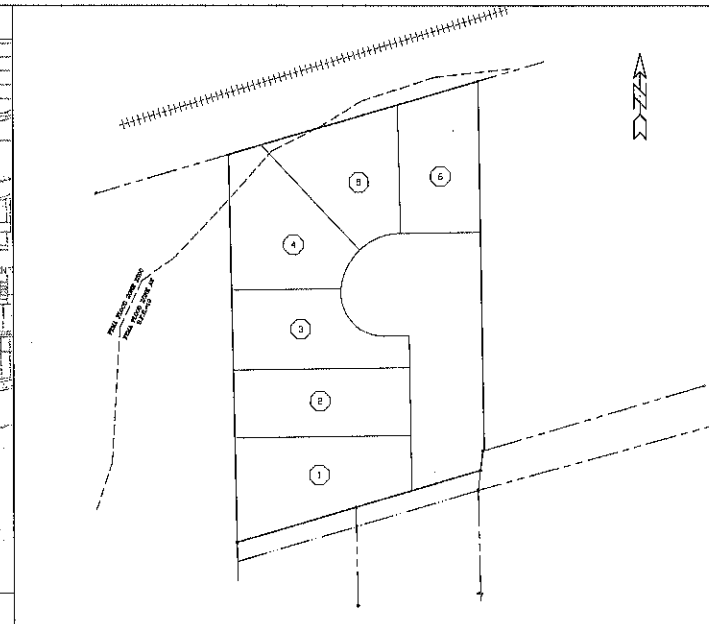
SHEET NO.	TITLE
1	TITLE SHEET
2	EXISTING TOPO & DEMO PLAN
3	LOT LAYOUT
4	ROAD & DRAINAGE PLAN
5	UTILITY PLAN
6	STORMWATER POLLUTION PREVENTION PLAN
7	PLAN/PROFILE
8	CONSTRUCTION DETAILS
9	CONSTRUCTION DETAILS
10	CONSTRUCTION DETAILS

REVISED: JANUARY 08, 2025
MAY 15, 2024



VICINITY MAP

SCALE: N.T.S.



GENERAL LAYOUT

SCALE: N.T.S.



LEGAL DESCRIPTION FOR ROAD AND UTILITY EASEMENT

A Parcel of land situated and being located to the West 1/2 of the Northwest 1/4 of SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 WEST, City of Gulfport, Harrison County, Mississippi and is more particularly described as follows:

Commencing at the Southwest corner of Lot 8 "Sunridge Park" Subdivision, on record in Plat Book 34 at page 23 and recorded in the office of the Chancery Clerk, First Judicial District, City of Gulfport, Harrison County, Mississippi; Concrete Monument found;

From the Point of Commencement, run N01°11'39"W, along the westerly boundary of said "Sunridge Park" Subdivision to the southern margin of 16th Street point being the Southeast corner of the vacated portion of 16th Street by City of Gulfport Ordinance number 2192, on record and recorded in Deed Book 1481 at page 572, a distance of 338.31' feet, capped iron rod found;

Thence N06°40'40"E, to the center of the vacated portion of 16th Street, a distance of 16.44' feet, and THE POINT OF BEGINNING, 1/2" iron rod found in asphalt;

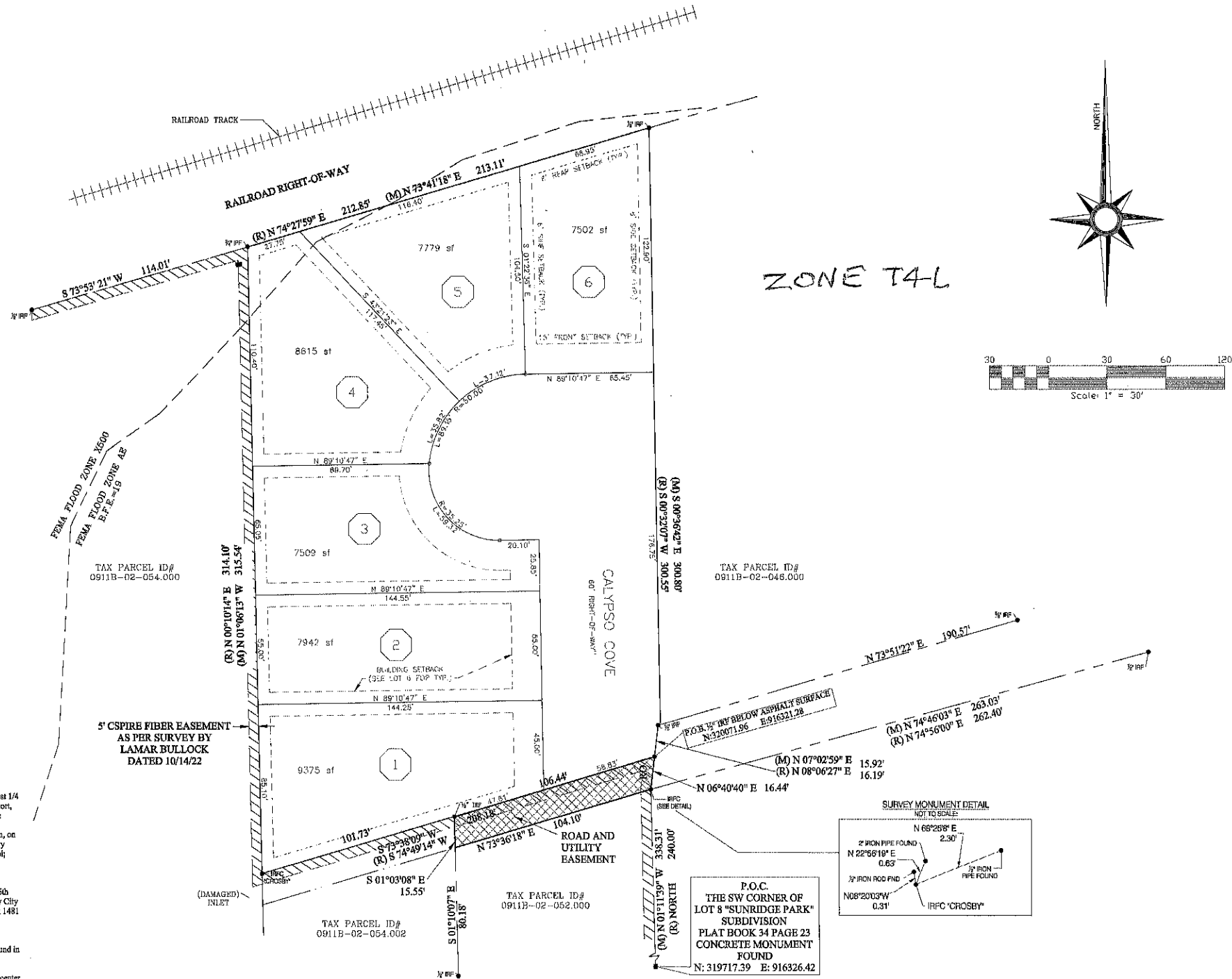
Thence from THE POINT OF BEGINNING run S73°36'18"W, along the center of the vacated portion of 16th Street, a distance of 106.44' feet, 1/2" iron rod found;

Thence S01°03'08"E, a distance of 15.55' feet;

Thence N73°36'18"E, a distance of 104.10' feet, 1/2" iron rod found;

Thence N06°40'40"E, a distance of 16.44' feet, and back to the POINT OF BEGINNING.

Said Parcel Contains 1585.95 SQ. FT.



REVISED	01/06/23
DRAWN BY	dlb, sb
CHECKED	dlb
DATE	05/15/24

SHEET TITLE
LOT LAYOUT

PROJECT NAME
**CALYPSO COVE
SUBDIVISION**

17381 South Carr Bridge Road
Biloxi, Mississippi 39532
(228) 396-2664

DANIEL R. BOUDREAUX, JR., P.E., INC.
Consulting Engineer

SHEET
3
OF 10
PROJECT NO.
calypso.dwg

1.) CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING EXISTING UTILITIES LOCATED PRIOR TO COMMENCEMENT OF WORK.

2.) A 10' EASEMENT SHALL BE LOCATED ALONG BOTH SIDES OF ALL RIGHT-OF-WAYS.

3.) ALL UNSUITABLE MATERIAL LOCATED UNDER ROAD BASE SHALL BE MUCKED OUT TO A MINIMUM DEPTH OF 24" OR TO STABLE SUBBASE. BACKFILL WITH SANDY NATIVE MATERIAL, AND COMPACT TO 95% STANDARD PROCTOR DENSITY IN 6" LIFTS.

4) DITCHES SHALL NOT BE EXCAVATED IN WETLANDS UNLESS SHOWN OTHERWISE ON THIS DRAINAGE PLAN. ONLY THOSE AREAS SHOWN HEREON HAVE BEEN PROPERLY PERMITTED.

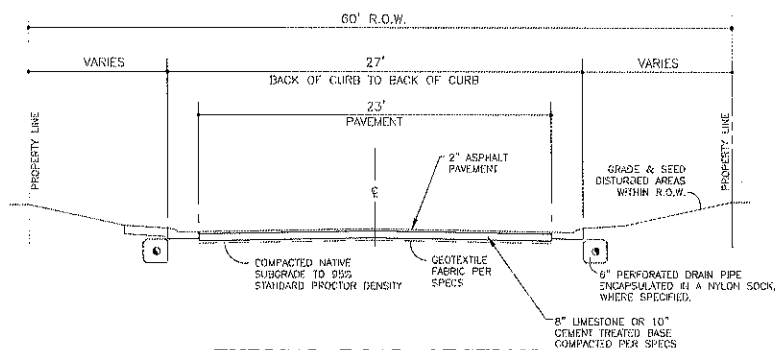
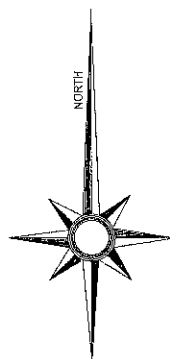
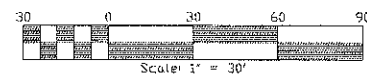
5.) A 5' WIDE SWALE DRAINAGE EASEMENT WILL BE PRESERVED ALONG SIDE LOT LINES WITH 14' BUILDING SETBACKS.

6.) 4" SOCK PIPE SHALL BE PLACED AT BACK OF CURB WITH PEA GRAVEL FILL AS REQUIRED UPON ENCOUNTERING GROUNDWATER.

7.) ADA RAMPS SHALL BE INSTALLED AT INTERSECTIONS FOR SIDEWALK ACCESS.

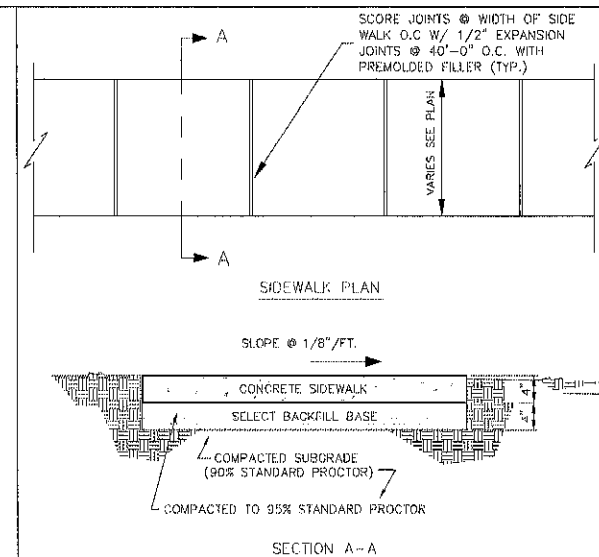
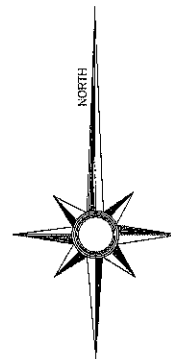
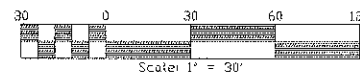
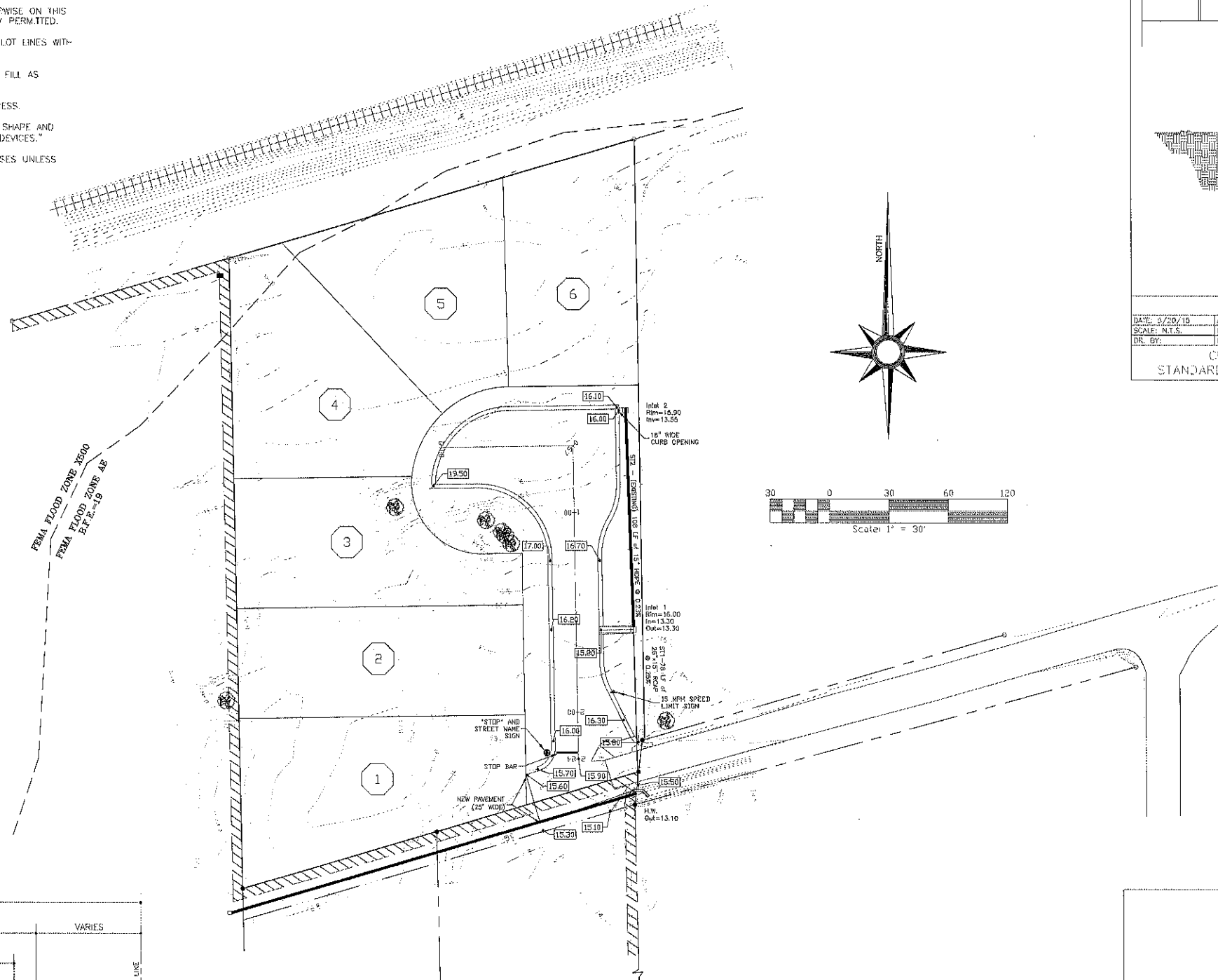
8.) ALL TRAFFIC SIGNS AND TRAFFIC CONTROL DEVICES SHALL BE IN SIZE, SHAPE AND DESIGN IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."

9.) ALL EASEMENTS SHALL BE FOR UTILITY, DRAINAGE, AND ACCESS PURPOSES UNLESS NOTED OTHERWISE.



TYPICAL ROAD SECTION

N.T.S.

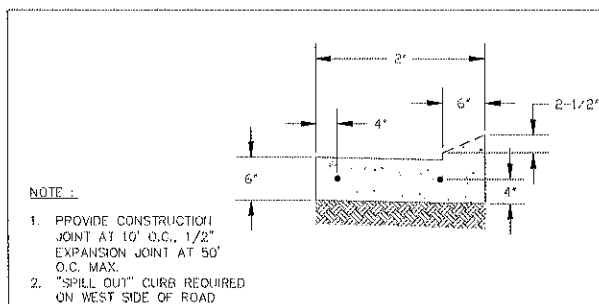


SIDEWALK DETAIL		
DATE: 3/20/15	APPR. BY: BCM	REVISION
SCALE: N.T.S.	DR. NO: 02822	
DR. BY:	FILE: SIDEWALK	

CITY OF SUFFOLT
STANDARD CONSTRUCTION DETAILS



WINTERGARD A TROLIC WINDK ORPASTA
400 HETTES AVENUE, HOLYWOOD, MS 3
MS 38-286-205 FAX 38-286-717



MOUNTABLE CURB & GUTTER DETAIL		
DATE: 5/20/15	APPR BY: BCM	REVISION
SCALE: N.T.S.	DR. NO.: 02521	
DR. BY:	FILE: MNTCURD	
CITY OF GULFOPT		
STANDARD CONSTRUCTION DETAILS		



ENGINEERING & MECHANICS DEPARTMENT
650 HENRY AVENUE, LIVERPOOL L6 9 3B

REVISED	01/08/25
DRAWN BY	db3, db
CHECKED	db
DATE	05/10/24

SHEET TITLE
ROAD & DRAINAGE
PLAN

PROJECT NAME	CALYPSO COVE SUBDIVISION
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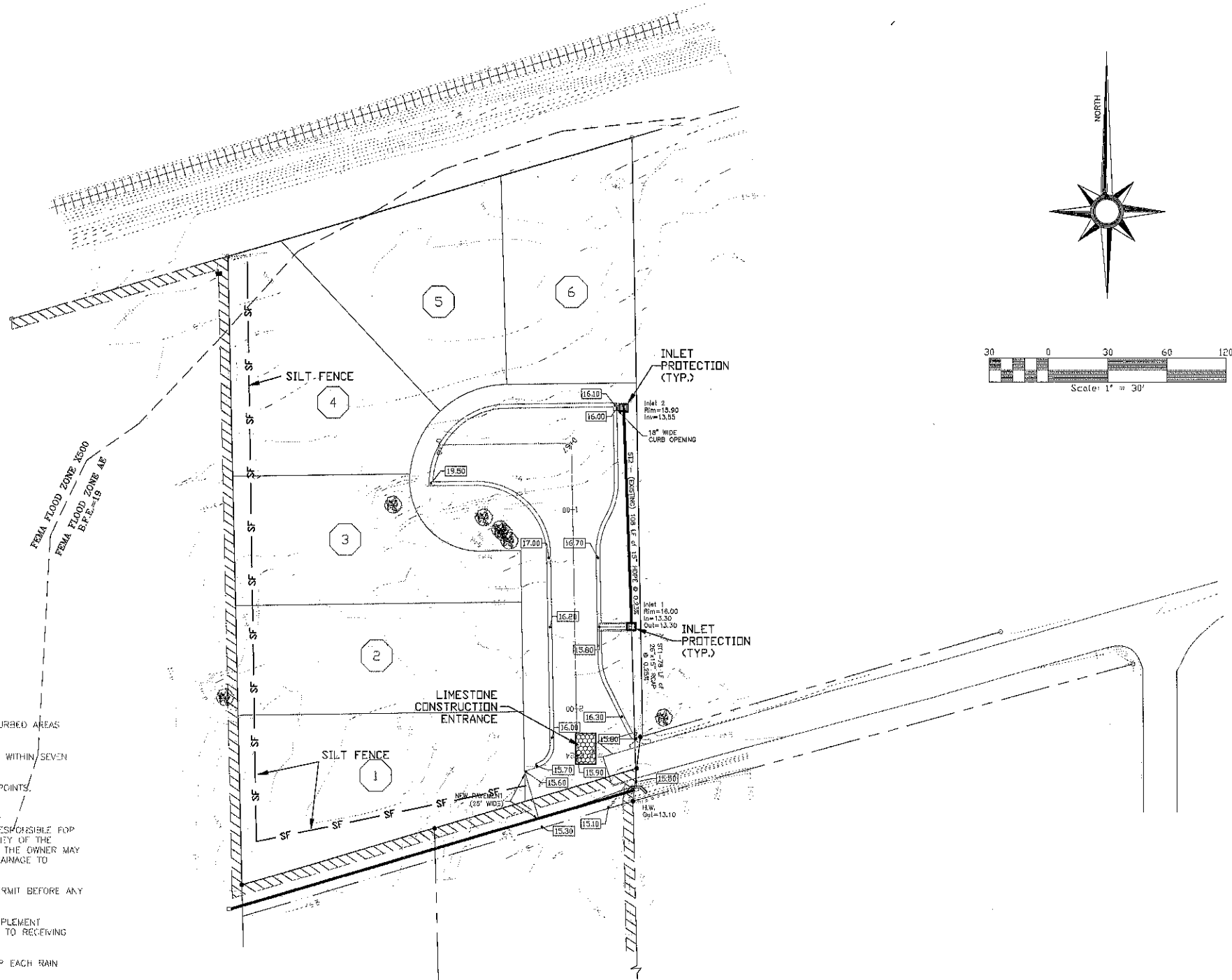
1738 1/2 South Carr Bridge Road
Biloxi, Mississippi 39532

DANIEL R. BOUDREAU, JR., P.E., INC.
Consulting Engineers

SHEET
4
OF 10
PROJECT
colypso.d

**STORM WATER POLLUTION
PREVENTION NOTES:**

- 1.) AVOID DISTURBING AREA UPSLOPE OF WETLANDS OR DRAINS.
- 2.) SILT FENCING SHALL BE INSTALLED ALONG BOUNDARIES OF DISTURBED AREAS WITHIN 50' OF WETLAND AREAS.
- 3.) DISTURBED AREAS SHALL BE FERTILIZED, SEEDED, AND MULCHED WITHIN SEVEN CALENDAR DAYS.
- 4.) PLACE TEMPORARY CONSTRUCTION ENTRANCE AT SITE ACCESS POINTS.
- 5.) SITE SHALL BE GRADED TO PROMOTE POSITIVE DRAINAGE FLOW.
- 6.) PROTECTION OF WORK: THE CONTRACTOR IS TO BE SOLELY RESPONSIBLE FOR THE PROTECTION OF HIS WORK. SUCH GRADING IS THE RESPONSIBILITY OF THE CONTRACTOR AND WILL BE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER MAY DIRECT THE CONTRACTOR TO PERFORM NECESSARY GRADING AND DRAINAGE TO PREVENT SURFACE RUN OFF FROM DAMAGING THE WORK.
- 7.) CONTRACTOR SHALL VERIFY THE RECEIPT OF A WETLAND FILL PERMIT BEFORE ANY WORK IN OR DIRECTLY ADJACENT TO WETLAND AREAS.
- 8.) THIS SKETCH IS NOT INCLUSIVE AND THE CONTRACTOR SHALL IMPLEMENT CONTROLS AS NEEDED TO PREVENT EROSION AND ADVERSE IMPACTS TO RECEIVING STREAMS.
- 9.) INSPECT EROSION AND SEDIMENT CONTROLS WEEKLY AND AFTER EACH RAIN EVENT. CLEAN AND MAINTAIN EROSION CONTROLS AS REQUIRED.
- 10.) TOPSOIL SHALL BE STOCKPILED AND USED IN AREAS THAT WILL BE RE-VEGETATED. WHEN FINAL GRADE IS REACHED, DISTRIBUTE TO A MINIMUM DEPTH OF 2 INCHES ON 3:1 SLOPES AND 4 INCHES ON FLATTER SLOPES.
- 11.) HEAVY EQUIPMENT USE IN AREAS TO BE RE-VEGETATED SHALL BE AVOIDED. IF COMPACTION CANNOT BE AVOIDED, THE TOP 4 INCHES OF THE SOIL BED SHOULD BE FILLED BEFORE RE-VEGETATION. ANY NECESSARY FERTILIZER OR OTHER SOIL AMENDMENTS SHOULD BE ADDED DURING THE TILLING PROCESS.
- 12.) CONTRACTOR SHALL REMOVE TEMPORARY SWPPP MEASURES UPON ESTABLISHMENT OF PERMANENT CONTROLS SUCH AS A HEALTHY STAND OF GRASS. RESPONSIBILITY WILL BE TRANSFERRED TO BUILDING CONTRACTOR FOR THOSE AREAS REQUIRED FOR HIS WORK UPON ACCEPTANCE BY ENGINEER.



REVISED
01/06/23
DRAWN BY
sha3, dls
CHECKED
dls
DATE
05/15/24

SHEET TITLE
**STORMWATER POLLUTION
PREVENTION PLAN**

PROJECT NAME
**CALYPSO COVE
SUBDIVISION**

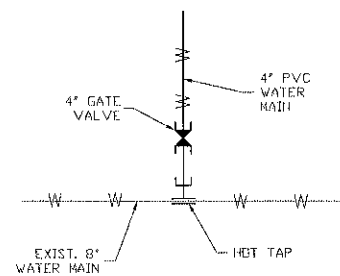
17381 South Carr Bridge Road
Biloxi, Mississippi 39552
(228) 398-2664

DANIEL R. BOUDREAUX, JR., P.E., INC.
Consulting Engineer

SHEET
5
OF 10
PROJECT NO.
cdypso.dwg

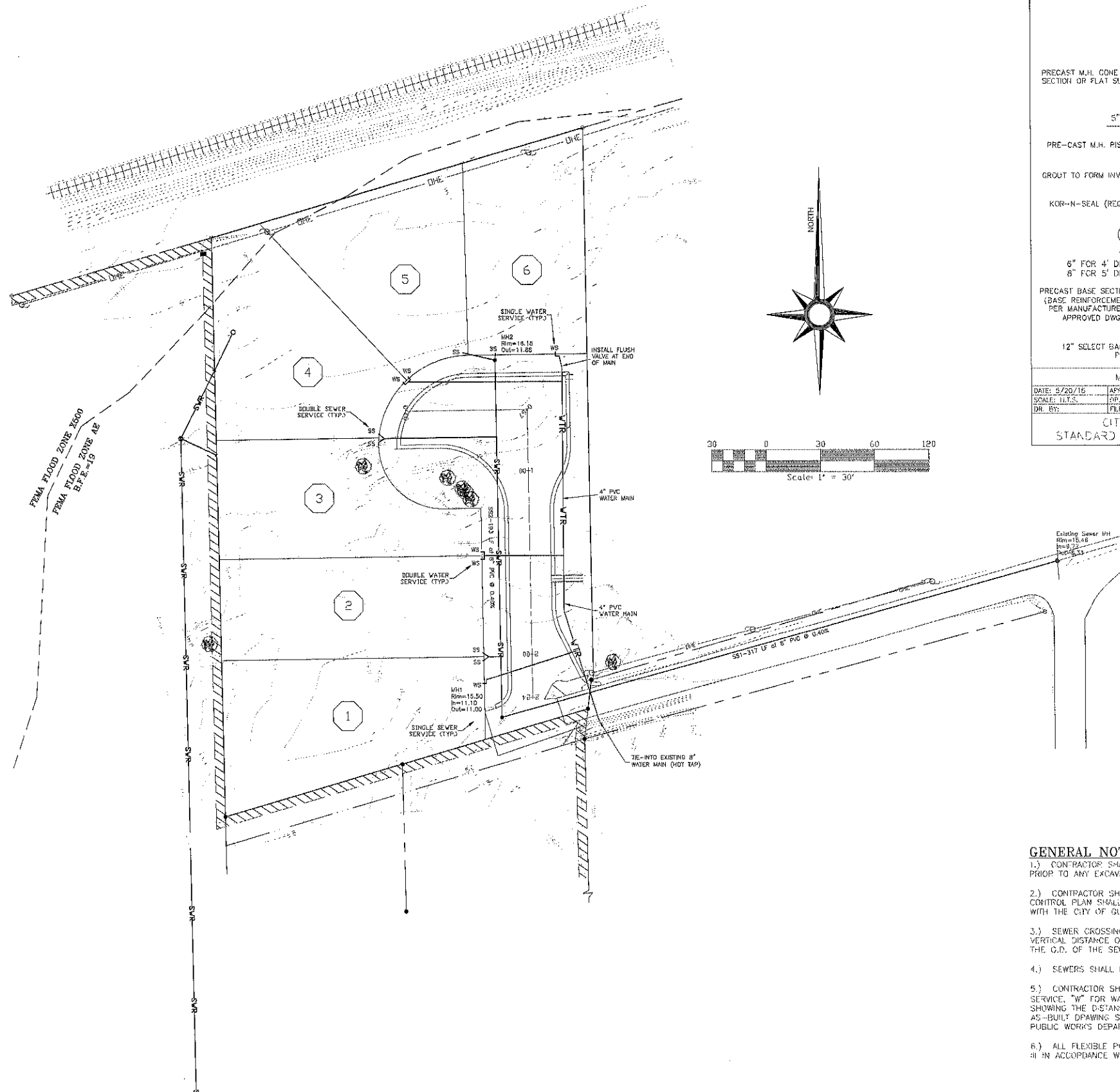
1. LETTER "S", "W", AND "V" TO BE u" DEEP.

2. SHALL STAMP CURB AT EACH SLEWER AND WATER SERVICE LOCATION WITH STAMPING TOOL ON THE FACE OF THE CURB.
3. CONTRACTOR SHALL STAMP CURB AT EACH VALVE LOCATION WITH STAMPING TOOL ON THE FACE OF THE CURB. STAMP CURB ON BOTH SIDE OF THE STEEPLY IF VALVE IS LOCATED WITHIN STREET. STAMP FACE OF ADJACENT CURB IF VALVE LOCATED OUTSIDE OF STREET.
4. STAMPING TOOL TO BE APPROVED PRIOR TO USE.

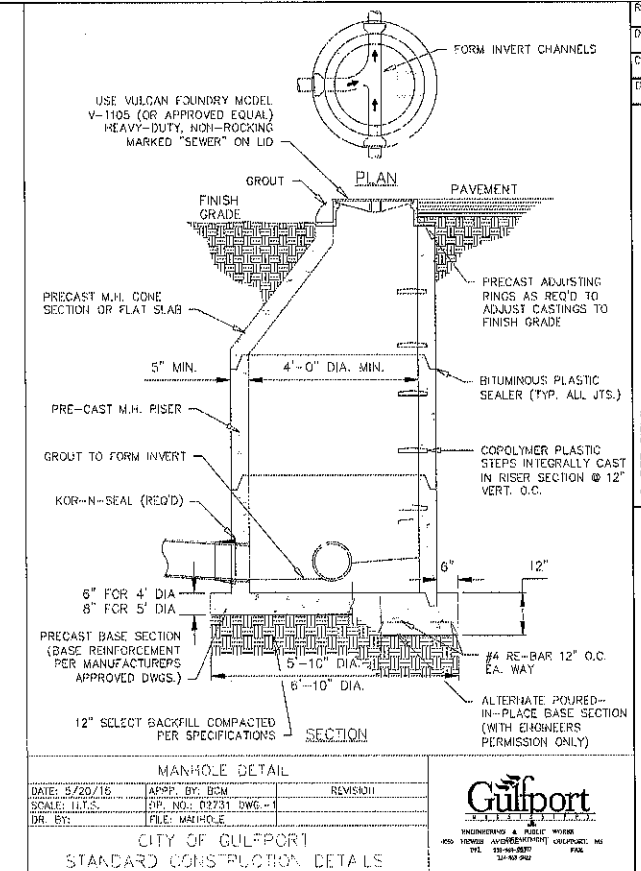


NOTE:
CONTRACTOR SHALL VERIFY
EXISTING LAYOUT AND COORDINATE
WITH THE CITY OF GULFPORT FOR
TIE-IN.

WATER TIE-IN DETAIL
N.T.S.



- 1.) CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING EXISTING UTILITIES LOCATED PRIOR TO ANY EXCAVATION.
- 2.) CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL FOR ALL WORK. A TRAFFIC CONTROL PLAN SHALL BE PREPARED FOR ANY LANE CLOSURES AND COORDINATED WITH THE CITY OF GULFPORT.
- 3.) SEWER CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE O.D. OF THE WATER MAIN AND THE O.D. OF THE SEWER WITH THE WATER MAIN LOCATED ABOVE THE SEWER MAIN.
- 4.) SEWERS SHALL BE LAID AT LEAST 10' HORIZONTALLY FROM WATER MAINS.
- 5.) CONTRACTOR SHALL PROVIDE STAMP IF CONCRETE CURB, ("S" FOR SEWER SERVICE, "W" FOR WATER SERVICE), AND AN AS-BUILT UTILITY SERVICE DRAWING SHOWING THE DISTANCE FROM THE BACK OF THE CURB TO THE SERVICE. THE AS-BUILT DRAWING SHALL BE GIVEN TO THE OWNER AND THE CITY OF GULFPORT PUBLIC WORKS DEPARTMENT.
- 6.) ALL FLEXIBLE PIPE BEDDING MATERIAL SHALL BE EQUAL TO CLASSES I, II, OR III IN ACCORDANCE WITH ASTM D2321.



REVISED
01/06/25
DRAWN BY
dbj, dib
CHECKED
dib
DATE
05/15/24

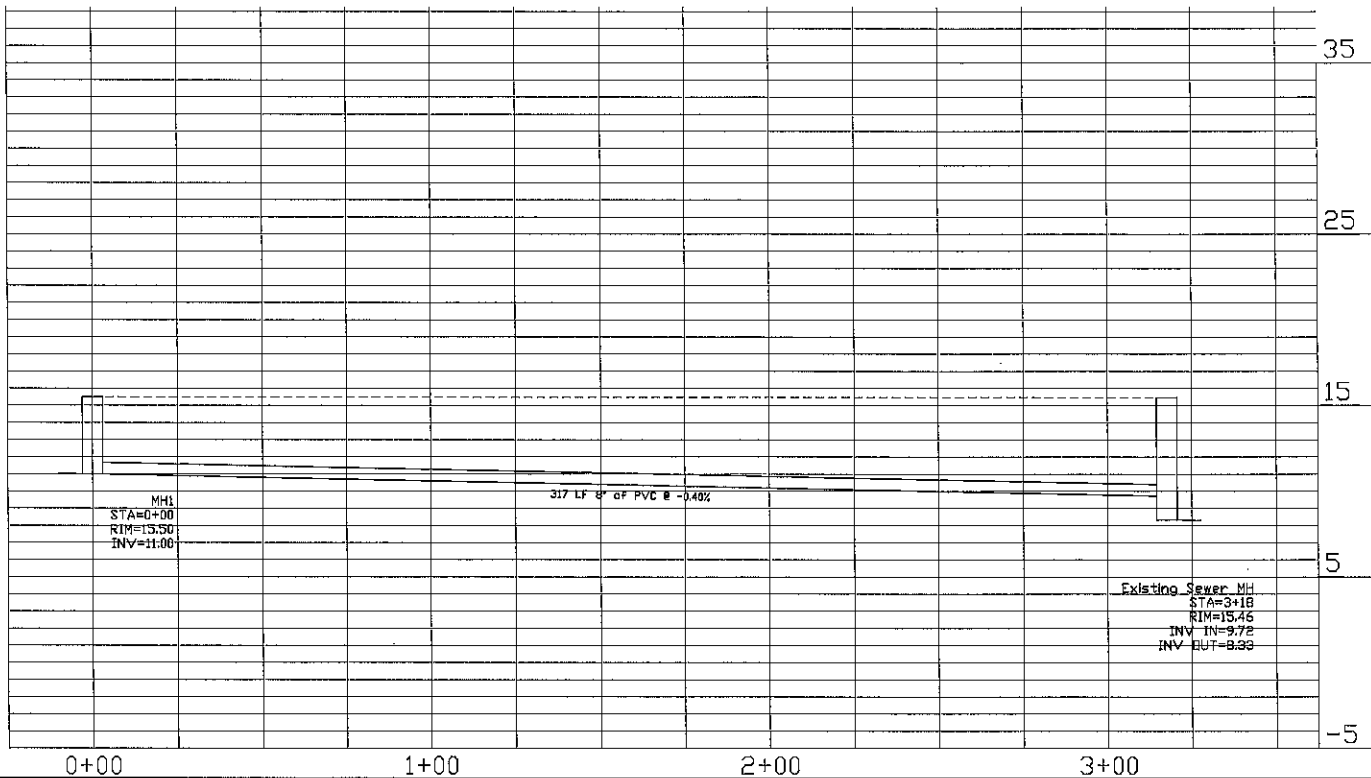
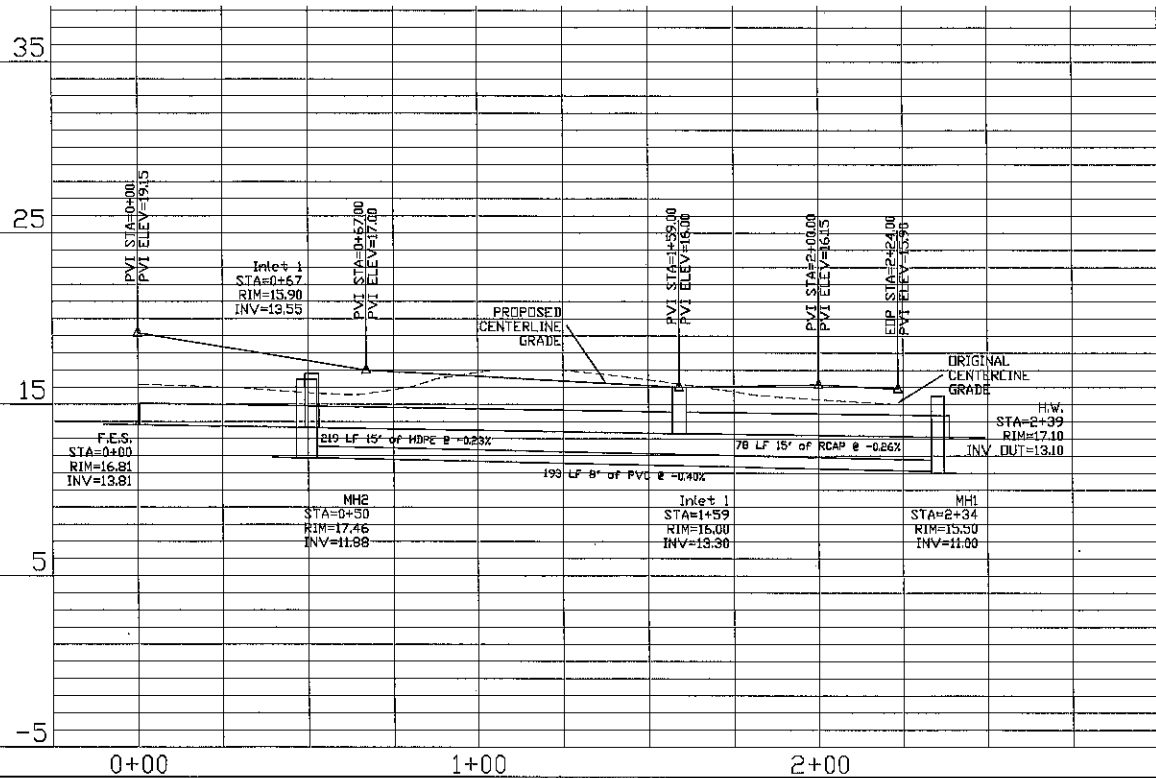
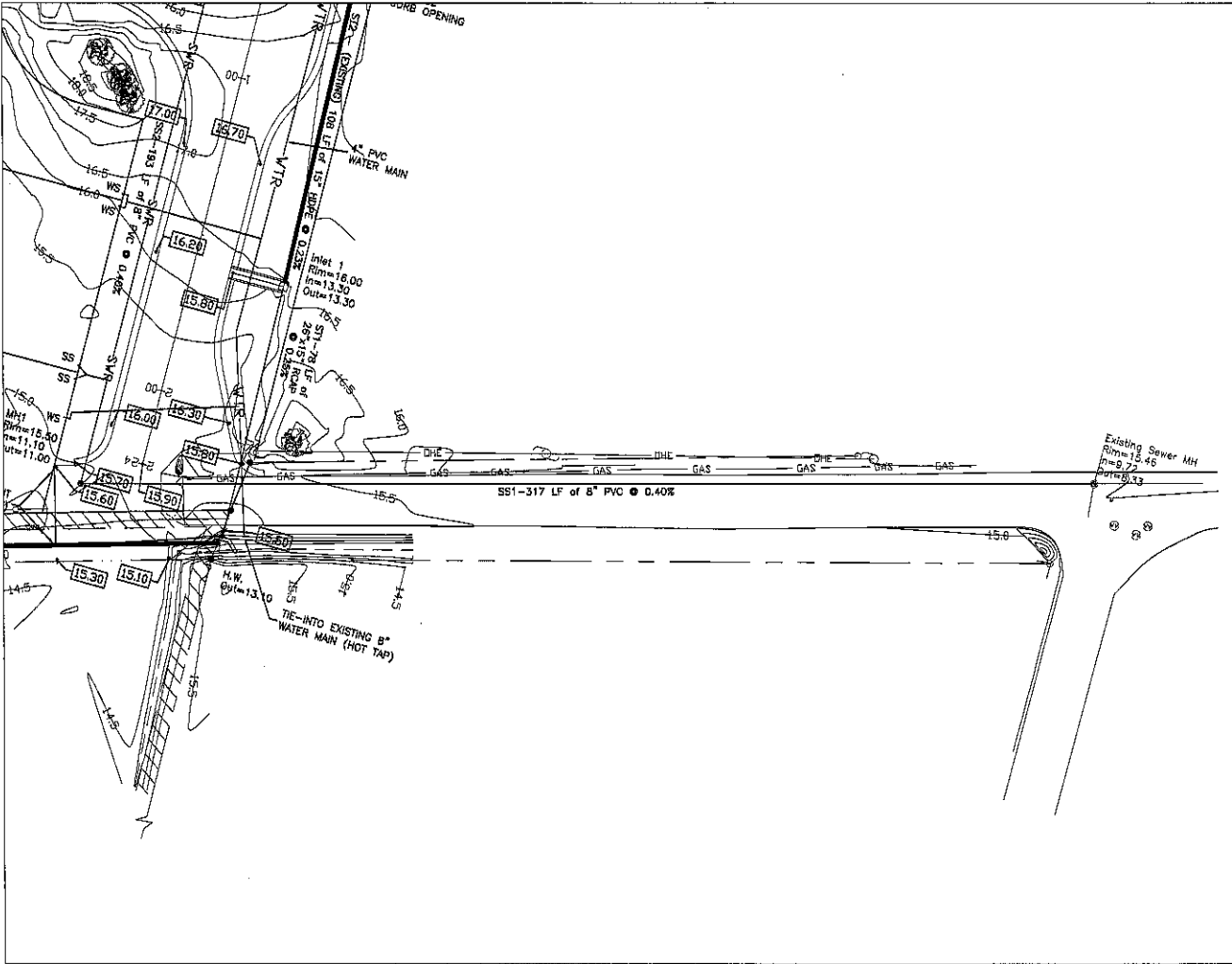
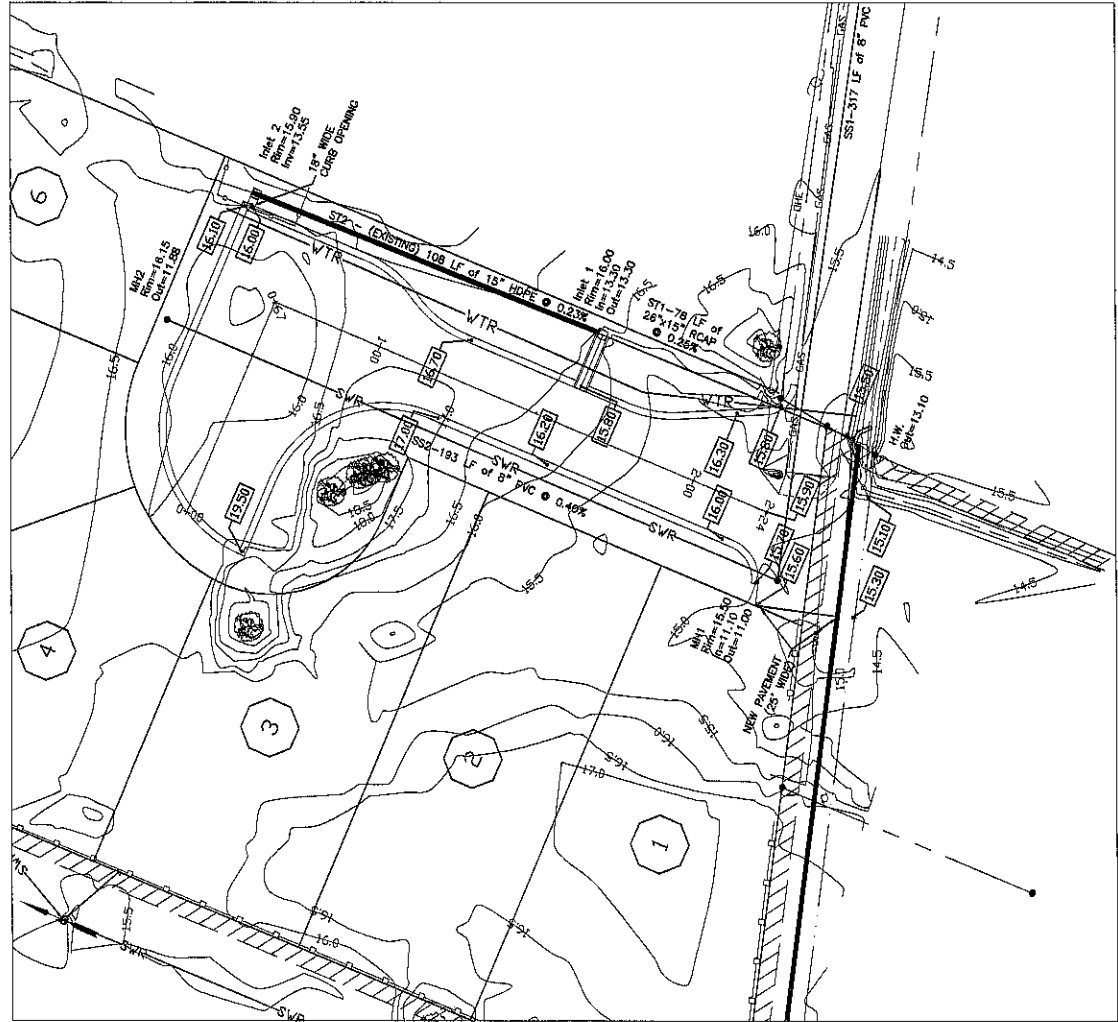
UTILITY PLAN

NAME
CALYPSO COVE
SUBDIVISION

17381 South Carr Bridge Road
Biloxi, Mississippi 39532
(228) 395-2684

DANIEL R. BOUDREAU, JR., P.E., INC.
Consulting Engineer

SHEET
6
OF 10
PROJECT HO
coypan.dwg



BEARING AREAS FOR THRUST BLOCKING
IN SQUARE FEET

FITTING	4" DIA.	6" DIA.	8" DIA.	10" DIA.	12" DIA.	14" DIA.
TEES	2.0	2.9	4.7	5.6	7.0	9.0
90°	2.0	2.7	6.7	7.2	10.4	12.7
45°	1.0	1.5	3.6	3.9	5.5	6.9
22 1/2°	1.0	1.0	1.8	2.0	2.9	3.5

WATER MAIN THRUST BLOCKING
DATE: 5/23/15
SCALE: N.T.S.
DR: B.M.

Gulfport
ENGINEERING & PUBLIC WORKS CONSULTANTS
3422 2800 AVENUE, GULFPORT, MS 39503
TEL: 228-868-0000 FAX: 228-868-0001

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

STOP SIGN & BAR DETAIL
DATE: 5/23/15
SCALE: N.T.S.
DR: B.M.

Gulfport
ENGINEERING & PUBLIC WORKS CONSULTANTS
3422 2800 AVENUE, GULFPORT, MS 39503
TEL: 228-868-0000 FAX: 228-868-0001

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

HANDICAP RAMP W/TACTILE WARNING SURFACE
DATE: 5/23/15
SCALE: N.T.S.
DR: B.M.

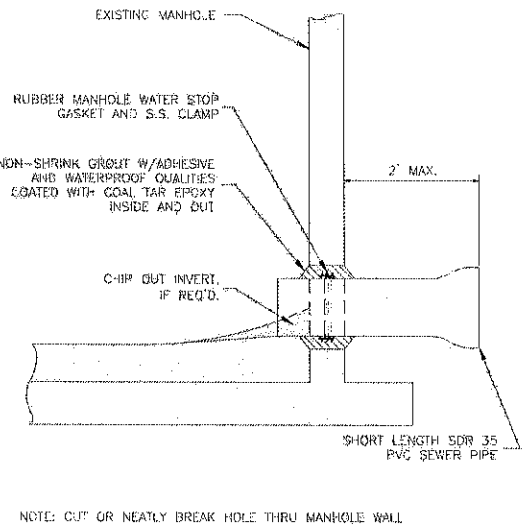
Gulfport
ENGINEERING & PUBLIC WORKS CONSULTANTS
3422 2800 AVENUE, GULFPORT, MS 39503
TEL: 228-868-0000 FAX: 228-868-0001

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

WATER MAIN ADJUSTMENT
DATE: 5/23/15
SCALE: N.T.S.
DR: B.M.

Gulfport
ENGINEERING & PUBLIC WORKS CONSULTANTS
3422 2800 AVENUE, GULFPORT, MS 39503
TEL: 228-868-0000 FAX: 228-868-0001

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS



TYPICAL SEWER SERVICE
DATE: 5/23/15
SCALE: N.T.S.
DR: B.M.

Gulfport
ENGINEERING & PUBLIC WORKS CONSULTANTS
3422 2800 AVENUE, GULFPORT, MS 39503
TEL: 228-868-0000 FAX: 228-868-0001

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CALYPSO COVE SUBDIVISION

WHEREAS, Gnarly Development Group, a Mississippi Limited Liability Company, is the owner of certain land and property lying and being situated in the First Judicial District of Harrison County, Mississippi, being CALYPSO COVE SUBDIVISION, a subdivision according to a map or plat of which is on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi in Plat Book __ at Page __ thereof.

WHEREAS, said owner, hereinafter referred to and called the "Declarant", desires to impose certain Restrictive and Protective Covenants upon Lots 1 through 6 each inclusive, of said subdivision for the protection and benefit of those purchasing lots therein.

NOW THEREFORE, in consideration of the advantages to accrue through such restrictive and protective covenants and for other good and valuable consideration, the Declarant does hereby covenant and agree with all future owners of lots in the aforesaid subdivision that the following restrictive and protective covenants shall apply to all the lots in said subdivision, and to all improvements thereon, and does hereby publish and declare that the following terms, covenants, conditions, easements, restrictions, uses, limitations and obligations shall run with the land and shall be a burden and benefit to Declarant, his successors and assigns, and to any persons acquiring title to or owning an interest in the said real property and improvements, their successors, executors, heirs, administrators devisees and assigns.

ARTICLE I RESTRICTIONS AS TO USE, OCCUPANCY AND APPEARANCE

Section 1. General. All of the Lots shall be used and occupied as single-family residences and no structures shall be erected; altered, placed or permitted to remain other than single family dwellings with a private garage for not more than three (3) vehicles and one (1) storage or outbuilding. No building, fence, wall or other structure shall be erected or placed on any Lot, except in accordance with the provisions of this Declaration, including written permission of the Architectural Control Committee. No alteration to the exterior (appearance) of any dwelling, Lot, building, fence, or other structure shall be made without the written permission of the Architectural Control Committee created hereunder. Each Owner shall be responsible for his/her own exterior maintenance, landscaping, and maintenance of the landscaping, so long as it does not interfere with the adjoining Lot Owner, and is consistent with these Covenants, Conditions and Restrictions, and harmonious with the surrounding improvements.

Section 2. Building Setback Requirements. No building shall be located on any lot in the subdivision nearer than twenty-five (25) feet to the front lot line, nearer than eight feet to any interior lot line or nearer than eight (8) feet to the back or rear lot line. No building shall be located nearer than fifteen (15) feet to the side street line for corner lots (determination of the location of the rear and side yard setbacks for corner lots shall be based on the orientation of the

residential building to be built on the lot). For the purpose of these covenants, conditions and restrictions, eaves, steps and open patios shall not be considered a part of the building.

Section 3. Dwelling Size. All residences constructed on Lots One through One Hundred Twenty-Seven (1-6) shall contain a minimum square footage in accordance with the following schedule: all residences shall contain a minimum of 1,500 square feet of heated and cooled floor area (exclusive of decks, porches and garages). .

Section 4. Fences. All fences constructed on any lot or building site must be approved by the City of Gulfport prior to construction in accordance with Section 1 of Article II of these covenants, conditions and restrictions.

Section 5. Temporary Structures. No structure of a temporary nature (trailer, shack, tent or other building), shall be moved to, placed upon or used on any Lot at any time, either temporarily, permanently, excepting, however, that during periods of construction, contractors shall be permitted a single storage shed on each separate construction site.

Section 6. Building Condition, General Appearance, Nuisance, and Health Regulations. All Lots shall be maintained in good repair, shall be clean and sanitary at all times, and no nuisance and no violation of the rules and regulations of the State Board of Health or any governmental agency shall be permitted.

Section 7. Noxious and Offensive Trade. No noxious or offensive trade or activity shall be carried out upon a Lot nor shall anything be done thereon which may be or become an annoyance to the other Lot Owners. Floodlights, bells, telephones, music, number or noise level of pets, air pollutants, etc. shall not be such as to constitute a nuisance to or impair the enjoyment of neighboring Lots.

Section 8. Signs. No professional, commercial or other signs of any kind shall be erected or maintained on any Lot or building by any Owner except with the written permission and direction of the Homeowner's Association, or except as may be required by legal proceedings. It being understood that the Association will not grant permission unless reasonably necessary to avert serious hardship to an Owner. However, an Owner may place a professionally made "For Rent" or "For Sale" sign no larger than three (3) square feet in size on the Lot. This restriction is not applicable to the Declarant during any such period of time that Declarant owns any Lot and is offering any Lot for sale.

Section 9. No Clothes Lines. No outside clothes lines or other items detrimental to the appearance of the Lots shall be permitted on any Lot. All personal garbage and trash receptacles, which are to be furnished by the Owner, must be hidden from view.

Section 10. Animals. No livestock, animals, chickens or fowl of any kind or nature shall be permitted on a Lot except for dogs and cats owned as personal pets which shall not be kept in such number as to be an annoyance to other Owners of Lots. In addition, no dogs or cats shall be permitted on a Lot except inside a Home or fenced-in area, without being on a leash and under the immediate control of a responsible Lot Owner. All such pets must be walked in appropriate areas, and owners of such pets must clean up after their pets.

Section 11. Nuisances. No nuisance shall be allowed upon a Lot, nor any use or practice that

is the source of annoyance to Lot Owners or which interferes with the peaceful possession and proper use of a Lot by its owners. All parts of a Lot shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage allowed to accumulate, nor any fire hazard allowed to exist. No Owner shall permit clothes, towels, or other items of personal property to be hung, draped, or otherwise displayed on the patio for the purpose of drying or for any other purpose in a manner which would allow said clothing, towel or other personal property to be viewed by any other person occupying or using the Lot. No Owner shall permit any noise to originate from his Lot that would be an annoyance or nuisance to owners of adjoining Lots, including, but not limited to, radios, record players, stereos, musical instruments, singing, barking of dogs, and meowing of cats.

Section 12. Lawful Use. No immoral, improper, offensive or unlawful use shall be made of a Lot nor any part thereof; and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed. The responsibility of meeting the requirements of governmental bodies for maintenance, modification or repair of a Lot shall be the same as the responsibility for the maintenance and repair of the Lot concerned.

Section 13. Leasing. Entire single-family dwellings may be rented provided that the single-family dwelling is used only as a single-family residence; that the lease or rental period is for not less than three (3) consecutive days; that the single-family dwelling is occupied by only one family having no more members than the single-family dwelling is designed to accommodate; and provided that such use by the tenant or tenants does not create a nuisance.

Section 14. Parking. No house trailer, commercial truck, tractor or commercial vehicle of any kind other than operating passenger automobiles, pickups and operating passenger vans shall be parked or stored in any driveway or on any Lot in the subdivision or on the street or road rights-of-way in front of any such Lot. Only motor homes twenty-six (26) feet in length or less and boats twenty-six (26) feet in length or less may be allowed to be parked on the driveway. All vehicles belonging to Owners or tenants occupying any single-family dwelling, building site or Lot in the subdivision must be operable and not in storage and/or being repaired. No trailer/tractor, bus, or other commercial vehicle shall be parked on any Lot, building site, or adjoining street right-of-way overnight. No automobiles or other vehicles shall be parked on the street or rights-of-way overnight.

Section 15. Maintenance of Vacant Lots or Building Sites. If construction of a single-family dwelling is not commenced within two (2) years after the purchase of a Lot, then the Owner shall remove all unsightly debris which are visible from the street. Clearing of the Lot shall not be required except that no underbrush or grass shall be allowed to cover the curbing or sidewalks, if installed. If construction of a single-family dwelling is not started within five (5) years after the purchase of a Lot, it shall be cleared of underbrush up to the building setback lines abutting streets and maintained on a monthly basis during the growing season.

Section 16. Antennas, Satellite Dishes, and Basketball Goals. No ham radio antennas, citizen band radio antennas, television antennas, or any other type of antenna shall be allowed or permitted to be erected or located or to remain on any Lot at any time. Any television satellite dishes erected and properly located on a Lot or building site in the subdivision shall be the RCA type and shall not exceed eighteen (18) inches in diameter. Basketball goals, posts or backboards shall not be erected on any street or right-of-way.

Section 17. Maintenance of Landscaping. Each Owner shall maintain the appearance of his or her Lot or building site in high quality condition and will provide and maintain landscaping on the Lot or building site. Grass, flowers and shrubbery must be kept in an orderly fashion. No bamboo hedges shall be allowed within the required twenty-five (25) foot front setback area.

Section 18. Sewage and Drainage Control. No activities shall be permitted that discharge pollutants into the surface drainage system or sewage collection system.

Section 19. Adjoining Lots. If one or more Lots, or one Lot and all or a portion of an adjacent Lot, within the subdivision, are utilized for one single family residential purpose, the setback requirements herein shall be measured from the boundary line of the entire building site or plot being then and there utilized and devoted to the single-family residence. Should a property owner in an adjoining subdivision purchase a Lot abutting their existing residence, said Lot in CALYPSO COVE SUBDIVISION shall be maintained as required in Section 13, Article I of these Covenants. No fences shall be erected within 20 feet of the front property line nor to a height greater than five feet. No automobiles, boats, motor homes, campers or other type vehicles may be stored on the Lots.

Section 20. Subdivision of Lots. No Lot over which these covenants govern may be subdivided so as to reduce the originally platted size or square footage unless the fractional portion of the Lot is added to an adjacent Lot within CALYPSO COVE SUBDIVISION. The remaining fractional portion of the affected Lot shall meet the minimum Lot size (dimensional and area) requirements, unless it is to be added to the adjoining Lot on the opposite side Lot line.

Section 21. Reservation of Easement. Easements are reserved over and across each Lot in the subdivision as shown on the recorded plat for the purpose of installing, repairing and maintaining or conveying to proper parties for the installation, repair or maintenance of utilities for the Lots or building sites in the subdivision, and said easements shown or reserved on the recorded plat of the subdivision, if any, are hereby adopted as part of these restrictions.

Section 22. Sidewalks. Sidewalks must be installed across every Lot prior to occupancy of any single-family dwelling. If construction of a single-family dwelling is not commenced within three (3) years after the purchase of a Lot, then the Owner shall cause to have installed a sidewalk across said Lot. Location of sidewalks shall be consistent with existing sidewalks, if any, on the adjoining Lot.

Section 23. Storage or Outbuildings. Only one storage or outbuilding, shall be placed, permitted or allowed on each Lot. The size and design of any such outbuilding must be approved in writing by the Architectural Control Committee and must conform to all setback requirements contained in Section 2 of Article I of these covenants and those setback requirements of Harrison County and any other applicable government entity.

ARTICLE III

GENERAL PROVISIONS

Section 1. Enforcement. The Homeowner's Association, if established, the Declarant or any Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Homeowner's Association, the Declarant, or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. In the event that a Court of competent jurisdiction shall determine that any Lot owner shall have violated or have attempted to violate any of the covenants herein, the owner of the Lot or Lots causing the violation upon which the violation occurs shall pay all attorney's fees, court costs, and other necessary expenses incurred by the person instituting such legal proceedings to maintain and enforce the aforesaid covenants. Said attorney's fees, court costs and other expenses allowed and assigned by the Court shall become a lien upon the lot and improvements.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 3. Amendment.

(a) The covenants, conditions and restrictions of this Declaration shall run with and bind the land, for a term of 25 years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of five (5) years, unless a majority of the lot owners wish to amend these covenants..

(b) This Declaration may be amended anytime during the initial 25-year period or any extensions thereof by Declarant or its nominees, provided they own at least fifty-one percent (51%) of the numbered lots in the subdivision. Beginning five (5) years from the date of recordation of the Declaration and for the remainder of the initial 25-year period or any extensions, the Covenants may also be amended by the written consent of at least fifty percent (50%) of the Lot Owners, exclusive of their mortgagees. Any amendment must be recorded.

(c) Notwithstanding anything herein contained to the contrary, the developer reserves and shall have the right for a period of three (3) years from the date of the recording of these Covenants, Conditions and Restrictions to unilaterally amend this Declaration in whole or in part in order to (1) conform this Declaration to the requirements of any governmental agency, federal, state or local, (2) to conform to the requirements of any mortgage lender, or (3) to insure the reasonable development of the property. The developer shall retain total control of the property, the development thereof, and the improvements thereon including, without limitation, plan approval, until the development is complete and seventy (70) of the lots have been sold.

WITNESS ITS SIGNATURE on this the ____ day of _____, 202__.

GNARLY DEVELOPMENT GROUP, LLC, Owner

BY: _____
Robert J. Knesal, Managing Member

Declarants Address and Phone Number

Gnarly Development Group

2 Goldin Drive

Gulfport, MS 39507

228-860-5318

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Robert J. Knesal, who acknowledged to and before me that he is a Managing Member of Gnarly Development Group a Mississippi limited liability company, and for and on behalf of said company, and as its act and deed he signed, executed and delivered the above and foregoing instrument of writing on the date first above written, he having been first duly authorized so to do.

GIVEN under my hand and official seal, this the _____ day of _____ 202____.

NOTARY PUBLIC

My Commission expires: _____

PREPARED BY AND RETURN TO:

Robert J Knesal

2 Goldin Drive

Gulfport, MS 39507

228-860-5318

F0108

Fee: \$



Michael Watson
SECRETARY OF STATE

2025009063

Business ID: 1167205
Filed: 01/07/2025 02:40 PM
Michael Watson
Secretary of State

P.O. BOX 136
JACKSON, MS 39205-0136
TELEPHONE: (601) 359-1633

2025 LLC Annual Report

Business Information

Business ID: 1167205

Business Name: Gnarly Development Group, LLC

State of Incorporation: MS

Business Email: bobbyknes@aol.com

Phone: (***)***-****

FEIN: **-*****

Principal Address: 2 GOLDIN DR
Gulfport, MS 39507

Registered Agent

Name: Robert J Knesal

Address: 2 Goldin Dr
Gulfport, MS 39507

Managers and Members

Managers

Name:

Robert Joseph Knesal
Manager

Address:

2 Goldin Dr
Gulfport, MS 39507

Members

Name:

Geoffrey Joseph Knesal
Member

Address:

10955 Grace Cove
Gulfport, MS 39503

Christopher Jarrod Knesal
Member

4909 Courthouse Rd
Gulfport, MS 39507

Ryan Scott Busby
Member

4510 Washington Ave
Gulfport, MS 39507

Jonathan Park Allen
Member

9461 Oak Pointe Dr
Gulfport, MS 39503

Officers

Title/Name:

Address:

Director:

President:

☐

Vice President:

☐

Secretary:

☐

Treasurer:

☐

☒ This LLC has a written Operating Agreement.

NAICS Code/Nature of Business

236117 - New Housing For-Sale Builders

236115 - New Single-Family Housing Construction (except For-Sale Builders)

531390 - Other Activities Related to Real Estate

Signature

By entering my name in the space provided, I certify that I am authorized to file this document on behalf of this entity, have examined the document and, to the best of my knowledge and belief, it is true, correct and complete as of this day ***01/07/2025***.

Name:

Robert J Knesal

Manager

Address:

2 Goldin Dr

Gulfport, MS 39507

Officers List

Name:

Geoffrey Joseph Knesal

Member

Christopher Jarrod Knesal

Member

Ryan Scott Busby

Member

Jonathan Park Allen

Member

Robert Joseph Knesal

Manager

Address:

10955 Grace Cove

Gulfport, MS 39503

4909 Courthouse Rd

Gulfport, MS 39507

4510 Washington Ave

Gulfport, MS 39507

9461 Oak Pointe Dr

Gulfport, MS 39503

2 Goldin Dr

Gulfport, MS 39507



Prepared by: Brenda L. Bannerman
26200 Camille Drive
Pass Christian, MS 39571
228-342-2114

Return to: Robert J. Knesal
c/o GNARLY Development Group, LLC
111 Lundgren Lane
GULFPORT, MS 39507
228-860-5318

STATE OF MISSISSIPPI

COUNTY OF HARRISON

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Twenty six dollars (\$26.00), cash in hand paid, and other good, legal, and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned, BRENDA L. BANNERMAN, hereinafter GRANTOR, does hereby sell, convey, release, and quitclaim unto GNARLY DEVELOPMENT GROUP, LLC, hereinafter GRANTEE, her right, title, and interest, in and to the following described property, together with all improvements thereon, situated in HARRISON COUNTY, MISSISSIPPI, more particularly described as follows, to-wit:

PROPERTY DESCRIPTION: HARRISON COUNTY PARCEL #: 911B-02-053.000 First Judicial District, Harrison County, Mississippi, known as 125 16TH STREET, GULFPORT, MISSISSIPPI.

INDEXING INSTRUCTIONS: Section 1 Township 8 Range 11

It is the intent of the GRANTOR to Quitclaim only such title and interest to the above described property as was sold to her as a result of the tax sale held by the Tax Collector for HARRISON COUNTY, MISSISSIPPI, on 28th AUGUST 2017, and which subsequently forfeited to her.

THIS CONVEYANCE IS made subject to any and all applicable restrictive covenants, easements, rights-of-way, and to any and all prior recorded conveyances and leases of oil, gas, and minerals.

GRANTOR MAKES NO warranties or representations regarding the above property, express or implied, including, without limitation, its habitability, condition or fitness for any particular use or purpose. Property is sold AS IS.

GRANTEE HEREIN ASSUMES any and all taxes due, or to become due on the above described property. ALL TAXES DUE and payable through January 31st of the current year have been paid by the GRANTOR. Any future taxes due on said property shall be the full responsibility of the GRANTEE.

IN WITNESS THEREOF, the undersigned has caused this instrument to be executed on this 14 day of OCTOBER 2021.

Brenda L. Bannerman
Brenda L. Bannerman

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for said county and state, on the _____ day of OCTOBER 2021, within my jurisdiction, the within named BRENDA L. BANNERMAN, acknowledged that she executed the above and foregoing instrument after being duly authorized so to do.

Rachel Mitchell
Notary Public

Printed Name: Rachel Mitchell

My Commission Expires 5-31-2024



Exhibit A

4

(d) HONORABLE JOEL SMITH, District Attorney for Harrison County, Mississippi, who can be served with personal service of process at his address at the Harrison County Courthouse, 1801 - 23rd Avenue, Gulfport, MS 39501; and

(e) HARRISON COUNTY, MISSISSIPPI, which can be served by service upon John McAdams, Clerk of the Board of Supervisors, Harrison County Courthouse, 1801 - 23rd Avenue, Gulfport, MS 39501; and

(f) Any and all persons having or claiming to have any right, title or interest, either legal or equitable in and to the following described property situated in the First Judicial District of Harrison County, Mississippi, as follows, to-wit:

A lot or parcel of land lying in Section 1, Township 8 South, Range 11 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at an iron rod at the North edge of a concrete sidewalk North of U. S. Highway 90 where the East fence line of the U. S. Veterans Hospital intersects said sidewalk; thence run North 00 degrees 18 minutes 17 seconds East a distance of 1,145.00 feet to a PK nail at the Southerly right-of-way line of CSX Railroad (formerly Louisville and Nashville Railroad); thence run North 74 degrees 53 minutes 37 seconds East along said Southerly right-of-way a distance of 114.34 feet to an iron rod and the POINT OF BEGINNING; thence run North 74 degrees 27 minutes 59 seconds East along said Southerly right-of-way a distance of 212.85 feet to an iron rod; thence run South 00 degrees 32 minutes 07 seconds West a distance of 300.55 feet to a pipe; thence run South 08 degrees 06 minutes 27 seconds West a distance of 16.19 feet to a PK nail on the centerline of vacated 16th Street right-of-way, said vacated 16 Street right-of-way being contingent to specific conditions by City of Gulfport Ordinance Number 2192 dated September 17th, 1999, as recorded in Deed Book 1481 at Page 533 of said First Judicial District; thence run South 74 degrees 49 minutes 14 seconds West along the centerline of said vacated 16th Street a distance of 208.18 feet; thence run North 00 degrees 10 minutes 14 seconds East a distance of 314.10 feet back to the Point of Beginning. Said property being the same property as the property described in Warranty Deed Book 726 at Page 127; and more particularly described in survey by Ed Jermyn, dated February 19, 1999.

Being Tax Parcel #0911B-02-053.000

Prepared By and Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Highway 49
Gulfport, MS 39503
(228) 832-8550
File #241687

Index As:
Pcl in W ½ of NW 1/4 of Sec. 1, T8S, R11W
City of Gulfport, Harrison County, MS
First Judicial District

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

EASEMENT

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

**Centennial Park, LLC,
a Mississippi limited liability company
195 Beach Boulevard
Biloxi, MS 39530
(228) 374-6720**

hereinafter Grantor, does hereby grant, bargain, sell, and convey unto

**Gnarly Development Group, LLC,
a Mississippi limited liability company
2 Goldin Drive
Gulfport, MS 39507
(228)860-5318**

hereinafter Grantee, a non-exclusive perpetual easement and right-of-way, to run with the land, for ingress and egress and utilities, through, upon, over and across the following described land being located in Harrison County, Mississippi, being described as follows, to-wit:

Legal Description Attached Hereto as Exhibit "A"

This easement is executed and delivered for the purpose of creating a road right-of-way and utility easement.

It is further understood and agreed by and between the Grantor and the Grantee herein that in the use and enjoyment of said easement that the Grantor and the Grantee herein agree not to in any way or any manner obstruct the free and open use of said easement by erecting gates, fences, cattle gaps or any other such obstructions.

The Grantee herein agree to that any maintenance expenses related to such roadway and easement shall be at the sole cost and expense of the Grantee herein, and the Grantee and its successors and/or assigns also agree not to widen the easement.

The conveyance of this easement shall not prohibit Grantor, invitees, licensees, and Grantor's successors in title from their own personal use of said easement.

WITNESS the signature of the Grantor on this, the 10th day of January, 2025.

Centennial Park, LLC

Lori Ann Stewart

By: Lori Ann Stewart

Its: Manager

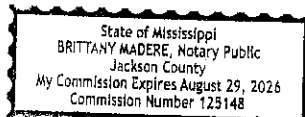
**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

PERSONALLY appeared before me the undersigned authority in and for the above mentioned state and county, the above named Lori Ann Stewart, who acknowledged before me that she is the Manager of Centennial Park, LLC, a Mississippi limited liability company, and that for and on behalf of said company, and as its act and deed, she executed and delivered the above and foregoing instrument on the day and year therein mentioned, after first being duly authorized to do so.

Given under my hand and official seal of office this 10th day of January, 2025.

Brittany Madere
NOTARY PUBLIC

My commission expires: August 29, 2026



Accepted and agreed to by Gnarly Development Group, LLC on this the 10th day of January, 2025.

Gnarly Development Group, LLC

Robert J. Knesal

By: Robert J. Knesal

Its: Managing Member

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

PERSONALLY appeared before me the undersigned authority in and for the above mentioned state and county, the above named Robert J. Knesal, who acknowledged before me that he is the Managing Member of Gnarly Development Group, LLC, a Mississippi limited liability company, and that for and on behalf of said company, and as its act and deed, he executed and delivered the above and foregoing instrument on the day and year therein mentioned, after first being duly authorized to do so.

Given under my hand and official seal of office this 10th day of January, 2025.

Ashley Riddle
NOTARY PUBLIC

My commission expires:
Nov. 6th, 2028



EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated and being located in the West ½ of the Northwest ¼ of Section 1, Township 8 South, Range 11 West, City of Gulfport, Harrison County, Mississippi and is more particularly described as follows:

Commencing at the Southwest corner of Lot 8 Sunridge Park Subdivision, on record in Plat Book 34 at Page 23, and recorded in the office of the Chancery Clerk; First Judicial District, City of Gulfport, Harrison County, Mississippi; Concrete Monument found;

From the Point of Commencement, run North 01 degrees 11 minutes 39 seconds West, along the westerly boundary of said Sunridge Park Subdivision to the southern margin of 16th Street, point being the Southeast corner of the vacated portion of 16th Street by City of Gulfport Ordinance number 2192, on record and recorded in Deed Book 1481 at Page 532, a distance of 338.31', capped iron rod found;

Thence North 06 degrees 40 minutes, 40 seconds East to the center of the vacated portion of 16th Street, a distance of 16.44 feet, and THE POINT OF BEGINNING, ½" iron rod found;

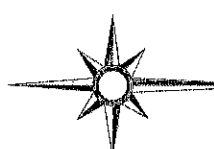
Thence from the POINT OF BEGINNING run South 73 degrees 36 minutes 18 seconds West, along the center of the vacated portion of 16th Street, a distance of 106.44', ½" rod found;

Thence run South 01 degrees 03 minutes 08 seconds East a distance of 15.55 feet;

Thence run North 73 degrees 36 minutes 18 seconds East, a distance of 104.10 feet to a ½" rod found

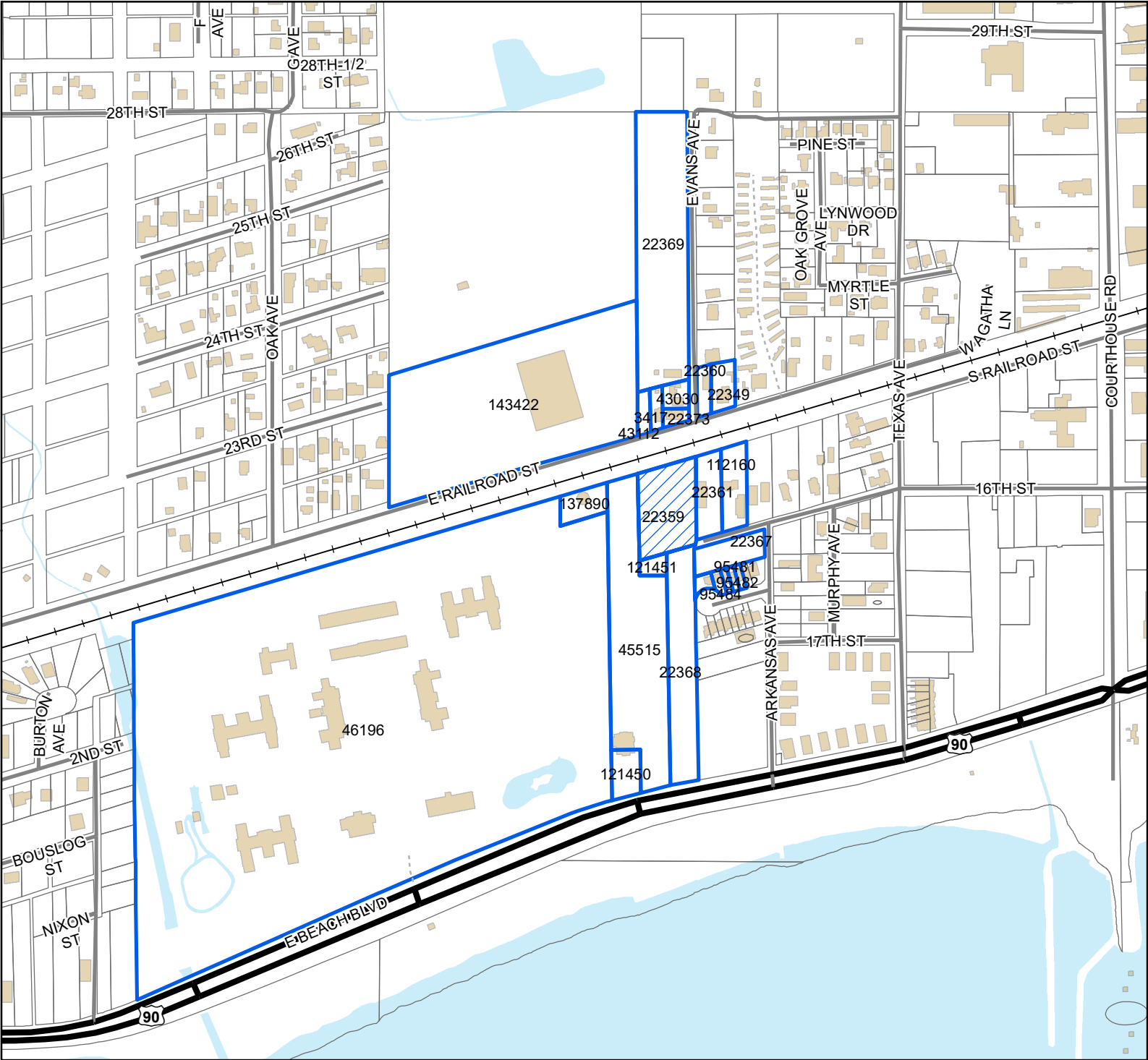
Thence run North 06 degrees 40 minutes 40 seconds East, a distance of 16.44 feet to the POINT OF BEGINNING.

Said Parcel Contains 1,585.95 sq. ft.



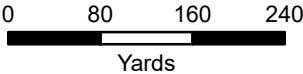
Said Parcel Contains 1585.95 SQ. FT.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0911B-02-053.000	GNARLY DEVELOPMENT GROUP LLC (OWNER)	2 GOLDIN DRIVE	GULFPORT	MS	39507
			Adjacent Property Owners (2502PC025)				
	22373	0911B-01-055.000	ALSTRUP MICHAEL H & MELISSA GONION	1815 QUINCY ST NE	MINNEAPOLIS	MN	55418
	3417	0911B-01-056.001	LEE BARBARA A	64 E RAILROAD STREET	GULFPORT	MS	39507
	43030	0911B-01-054.000	STRAIN FRANCIS & PATRICIA A	620 SECOND ST	GULFPORT	MS	39501
	22360	0911B-01-045.000	ANTRIM JANET FLOYD	3135 HWY 196	MILINO	FL	32577
	95481	0911B-02-048.003	SYLVESTER RICHARD LEE & LISA ANN	34462 SHARON AVE	PAW PAW	MI	49079
	43112	0911B-01-056.000	TAMANAHA MARI	70 E RAILROAD ST	GULFPORT	MS	39507
	22359	0911B-02-053.000	GNARLY DEVELOPMENT GROUP LLC	111 LUNDGREN LANE	GULFPORT	MS	39507
	95483	0911B-02-048.005	BROWN HORACE T	114 SUNRIDGE PARK CIR	GULFPORT	MS	39507
	95484	0911B-02-048.006	ADAMS PATRICIA G	300 E GRESHAM STREET	INDIANOLA	MS	38751
	95485	0911B-02-048.007	THOMPSON PAUL & KINTA	174 COUNTY RD 415	OXFORD	MS	38655
	112160	0911B-02-046.002	PIZZETTA DON F & DANETTE SHAW	P O BOX 6355	GULFPORT	MS	39506
	22349	0911B-01-044.000	GARCIA RONALD J & JACQUELINE	58 E RAILROAD ST	GULFPORT	MS	39507
N	22361	0911B-02-046.000	PIZZETTA DON F & DANETTE SHAW	P O BOX 6355	GULFPORT	MS	39506
	95482	0911B-02-048.004	ALLEN MARY JANE	112 SUNRIDGE PARK	GULFPORT	MS	39507
	22367	0911B-02-047.000	MUNDAY SANDRA N	406 CARIBE PLACE N	GULFPORT	MS	39507
	22368	0911B-02-052.000	CENTENNIAL PLAZA LLC	159 BEACH BLVD	GULFPORT	MS	39501
N	121451	0911B-02-054.002	CENTENNIAL PLAZA LLC	159 BEACH BLVD	GULFPORT	MS	39501
N	121450	0911B-02-054.001	CENTENNIAL PLAZA LLC	159 BEACH BLVD	GULFPORT	MS	39501
N	137890	0911B-02-055.001	GULFPORT CITY OF	PO BOX 1780	GULFPORT	MS	39502
	22369	0911B-01-053.000	CHARBONNET DERRICK WILFRED JR	413 EVANS AVE	GULFPORT	MS	39501
N	45515	0911B-02-054.000	CENTENNIAL PLAZA LLC	159 BEACH BLVD	GULFPORT	MS	39501
N	46196	0911B-02-055.000	CENTENNIAL PLAZA LLC -LESSEE-	C/O GPT REDEVELOPMENT COMM -LE BATON ROUGE	LA	70816	
N	143422	0911B-02-055.002	GULFPORT REDEVELOPMENT COMMISSION	URBAN RENEWAL AGENCY OF THE	GULFPORT	MS	39501



Legend

- Site
- US or State Highway
- Street
- Alley
- Railroad
- Buildings
- Water Features



1 inch = 500 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.



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The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
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Ledger-Enquirer

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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	634110	Print Legal Ad-IPL02161400 - IPL0216140	Feb. PC	\$66.70	1	64 L

Attention: Matilda Welch

GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 PM., Thursday, February 27, 2025 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 2502PC022, 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

General Plan 2502PC025, by owner Gnarly Development LLC, seeking approval of a six-lot residential subdivision (Calypso Cove), Tax Parcel 0911B-02-053.000, 16th Street, Zoned T4L (General Urban Zone Limited), Ward 2

Planning Commission Approval 2502PC026, by agent Tuong Xuan Nguyen, seeking approval for townhouse development, Tax Parcels 0911B-02-015.000, 0911B-02-015.002, 30 East Beach Blvd, Zoned T6 (Urban Core Zone) Ward 2

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

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.

This the 5th day of February 2025
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0216140
Feb 12 2025

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Beaufort County, South Carolina 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:
02/12/25

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.

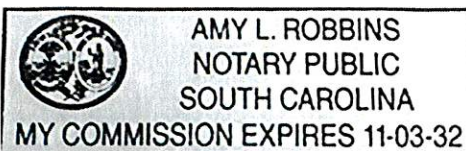
Mary Castro

Sworn to and subscribed before me this 21th day of February in the year of 2025

Amy Robbins

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
PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
228.868.5710 | PLANNERS@GULFPORT-MS.GOV

PLANNING COMMISSION CASE

Hearing Date: Thursday, February 27, 2025

Planning Commission Approval 2502PC026: Planning Commission Approval 2502PC026, by agent Tuong Xuan Nguyen, seeking approval for townhouse development, Tax Parcels 0911B-02-015.000, 0911B-02-015.002, 30 East Beach Blvd, Zoned T6 (Urban Core Zone) Ward 2

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2502PC026

Hearing Date: February 27, 2025

Current Zoning/Use: T6 / Vacant Lot

Legal: Planning Commission Approval 2502PC026, by agent Tuong Xuan Nguyen, seeking approval for townhouse development, Tax Parcels 0911B-02-015.000, 0911B-02-015.002, 30 East Beach Blvd, Zoned T6 (Urban Core Zone) Ward 2

TECHNICAL DETAILS

The applicant is seeking Planning Commission approval for the use of a townhouse development with 10 lots with 2 out parcels in a T6 zoning district. Per the City of Gulfport's ordinances, a townhouse use requires Planning Commission approval in a T6 zoning.

The applicant states, "This site plan has been thoughtfully designed to meet Gulfport's urban development standards and ensure the safety, efficiency, and harmony of the proposed townhomes within T6 Zone." Upon staff review of the area, there are two townhome developments near to the proposed development. Just West of the site, at the corner of East Beach Blvd and Texas Avenue, there is a townhome development as well as a development on Sunridge Park, just North-West of that location. It should be noted that the applicant has designated the South-Eastern portion of the parcel as "designed for future commercial use". The majority of the immediate area consists of vacant lots zoned, T6 (Urban Core Zone), T5 (Urban Center Zone), and T4+ (General Urban Zone "Plus").

Looking over the application, while sidewalks are illustrated on the site plan as well as being mentioned in the application as being 4 feet in width, they do not have any listed dimensions regarding their width on the site plan. The listed lot sizes do meet current townhome subdivision requirements, and the illustrated setbacks meet the requirements for townhouse developments. Per the City of Gulfport's ordinances regarding townhomes, sidewalks must be 4 feet wide. The townhome development must have 3800 square feet for the first two dwelling units and 1200 square feet for each additional unit. The City of Gulfport requires two 9'x18' parking spaces per dwelling unit. The applicant states that this parking will be under-home parking. Per the City's ordinance on townhomes, the required front setback is 10 feet due to townhome development being on both sides of the street. Approval for any infrastructure will require approval through a General Plan, the present case is regarding the associated use of townhomes in a T6 zoning district. It must be noted that, currently, MDOT has approved the curb cut for the proposed Townhomes development, however, they have noted that access to "Lot A" has not been given access from Highway 90 and that access to "Lot A" will have to come from the proposed gulf View Drive. Also, per engineering, The proposed subdivision shown in the request for use approval has yet to be fully reviewed by Engineering staff. Some of the street-related dimensions

Technical Report

PLANNING COMMISSION APPROVAL

in the submittal narrative do not meet City Engineering standards or ADA right-of-way standards. Full subdivision plans will have to address access to City water and sewer mains.

EXECUTIVE SUMMARY

The applicant is seeking Planning Commission approval for the use of a townhouse development with 10 lots in a T6 zoning. Per the City of Gulfport's ordinances, a townhouse use requires Planning Commission approval in a T6 zoning. Upon staff review of the area, there are two townhome developments near to the proposed development. Just West of the site, at the corner of East Beach Blvd and Texas Avenue, there is a townhome development as well as a development on Sunridge Park, just North-West of that location. However, it is clear to staff that part of the existing parcel is planned for commercial development in the future and the site is surrounded by vacant commercially zoned properties. It must be noted that, currently, MDOT has approved the curb cut for the proposed Townhomes development, however, they have noted that access to "Lot A" has not been given access from Highway 90 and that access to "Lot A" will have to come from the proposed Gulf View Drive. Also, per engineering, The proposed subdivision shown in the request for use approval has yet to be fully reviewed by Engineering staff. Some of the street-related dimensions in the submittal narrative do not meet City Engineering standards or ADA right-of-way standards. Full subdivision plans will have to address access to City water and sewer mains.

Any approval should consider these conditions:

1. Approval would allow for a townhouse use in a T6 zoning.
2. MDOT must approve the curb cut necessary for the proposed development.
3. All protected trees are to remain. Proper root preservation and protection should be maintained during development. Those protected trees are to be protected throughout the project per the city's chapter 8 ordinance.
4. Water and sewer connections to be coordinated with PW Dept. Provide construction plans at time of permitting
5. The proposed subdivision shown in the request for use approval has yet to be fully reviewed by Engineering staff. Some of the street-related dimensions in the submittal narrative do not meet City Engineering standards or ADA right-of-way standards. Full subdivision plans will have to address access to City water and sewer mains.

DEPARTMENTAL CONDITIONS

Engineering:

The proposed subdivision shown in the request for use approval has yet to be fully reviewed by Engineering staff. Some of the street-related dimensions in the submittal narrative do not meet City Engineering standards or ADA right-of-way standards. Full subdivision plans will have to address access to City water and sewer mains. Memo dated 2/14/2025.

Technical Report

PLANNING COMMISSION APPROVAL

<u>Public Works:</u>	Water and sewer connections to be coordinated with PW Dept. Provide construction plans at time of permitting. Memo dated 2/14/2025.
<u>Traffic and Safety:</u>	No conditions. Memo dated 2/3/2025.
<u>Building Code Services:</u>	Must meet all current Building Codes and City of Gulfport Ordinances. Memo dated 2/19/2025.
<u>GIS:</u>	No conditions. Memo dated 2/12/2025.
<u>Police Department:</u>	No conditions. No comment as of 2/14/2025.
<u>Fire Department:</u>	No conditions. Memo dated 2/3/2025.
<u>City Arborist:</u>	All protected trees are to remain. Proper root preservation and protection should be maintained during development. Those protected trees are to be protected throughout the project per the city's chapter 8 ordinance. Memo dated 2/3/2025.

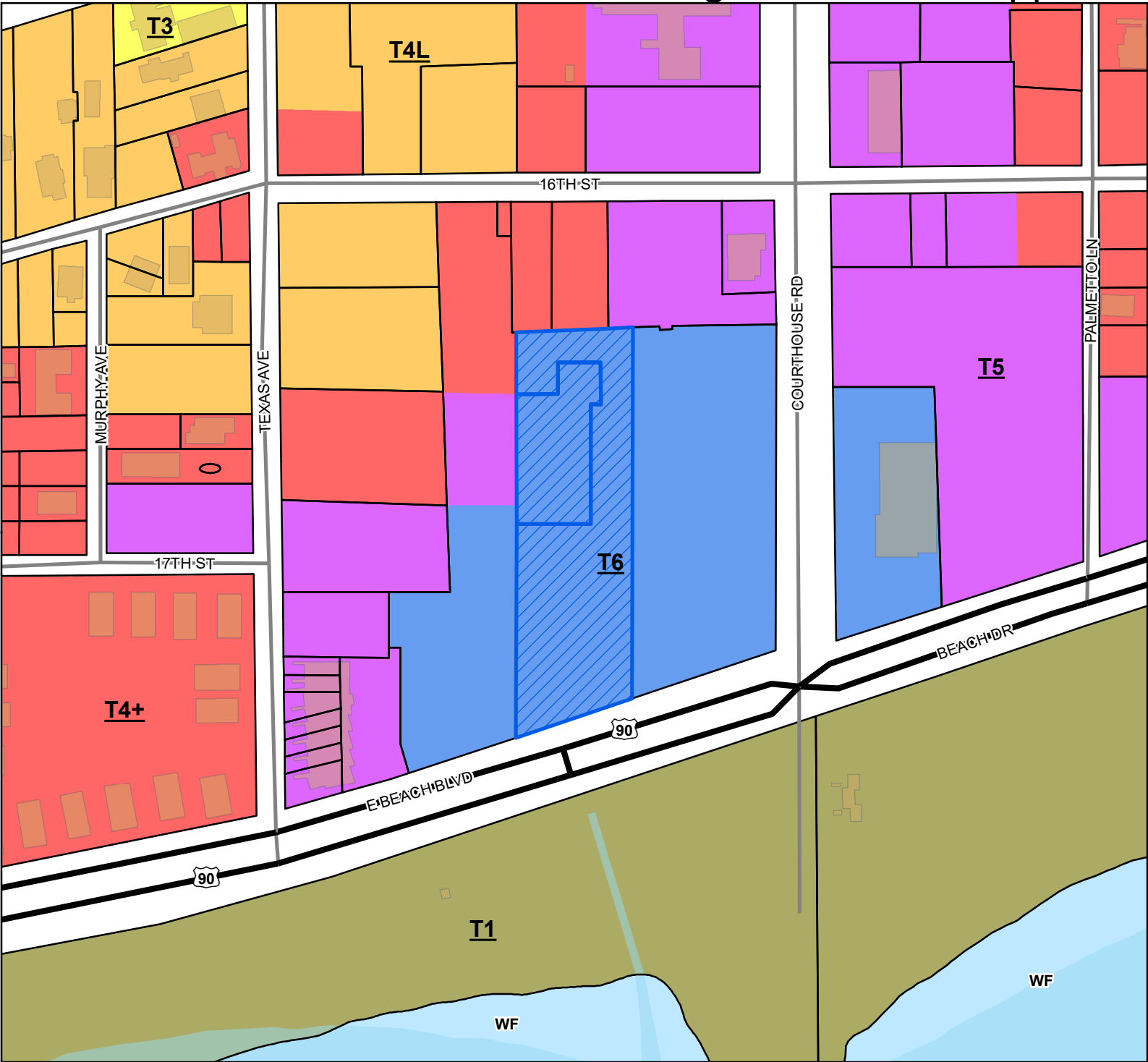
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department





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

Smart Code

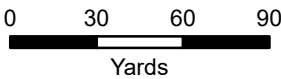
- T6
- T5
- T4+
- T4L
- T3
- T1

Zoning

- WF - Water Front

Site Information

0911B-02-015.000
 0911B-02-015.002
 Zoning: T6 (Urban Core)
 Size: 2.13 acres
 Flood: AE,VE



1 inch = 200 feet



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



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: 2502PC026
Date Received: 1/13/25
Receipt Number: 13112249
Received By: AA
Zoning: T6
Ward: 2 Flood: AE, VE
Size: 2.13 Acres

Property Information

TAX PARCEL #	0	9	1	1	B	-	0	2	-	0	1	5	●	0	0	0
	0	9	1	1	B	-	0	2	-	0	1	5	●	0	0	2
						-			-				●			

(If necessary, use separate sheet of paper)

Address of Property Involved: 30 E BEACH BLVDLot(s) _____, Block(s) _____, Subdivision SHORE LINE OAKS CONDO PHASE 1General Location: ONE LOT WEST OF COURTHOUSE RD/HWY 90 INTERSECTION

GENERAL DESCRIPTION OF REQUEST:

~~KEEP HWY 90 FRONTAGE OF PARCEL AS ZONE T6 AND REZONE 2ND HALF INTO RESIDENTIAL FOR~~ 1/7/25

TOWNHOME DEVELOPMENT

Seeking approval for Townhouse development.

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

MINH SO QUACH & VICTORIA NGO

Printed Name of Owner
3712 EVANGELINE DR

Mailing Address
CHALMETTE, LA 70043

City _____ State _____ Zip code _____

Home Phone _____ Work/Cell Phone _____
airphaseconstruction@yahoo.com

Email

Signature of Owner

AGENT

TUONG XUAN NGUYEN

Printed Name of Agent

3011 AMAZON ST

Mailing Address

NEW ORLEANS, LA 70114

City _____ State _____ Zip code _____

504-401-6084

Home Phone _____ Work/Cell Phone _____

airphaseconstruction@yahoo.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) MINH SO QUACH

ADDRESS (STREET, CITY, STATE, ZIP CODE) 3712 EVANGELINE DR. CHALMETTE, LA 70043

PHONE # (H) 504-915-4052 (W) _____

TAX PARCEL NUMBER(S) OWNED 0911B-02-015.000

SIGNATURE: _____

NAME OF OWNER (PRINT) VICTORIA NGO

ADDRESS (STREET, CITY, STATE, ZIP CODE) 3712 EVANGELINE DR, CHALMETTE, LA 70043

PHONE # (H) 504-915-4052 (W) _____

TAX PARCEL NUMBER(S) OWNED 0911B-02-015.000

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: TUONG XUAN NYUGEN

POWER OF ATTORNEY

GENERAL POWER OF ATTORNEY

I, MINH QUACH , residing at 3712 Evangeline Drive Chalmette La 70043, hereby appoint TUONG XUAN NGUYEN , residing at 3011 Amazon Street New Orleans La 70114, as my Attorney-in-Fact (Agent).

My agent shall have full power and authority to act on my behalf for all matters pertaining to the property located at 30 E BEACH BLVD GULFPORT MS 39501, which includes but not limited to

- 1) obtain permits
- 2) zoning permits
- 3) all other matters pertaining to the location while I am out of the country for the next 6 months from the date this document is signed.

Acknowledgement:

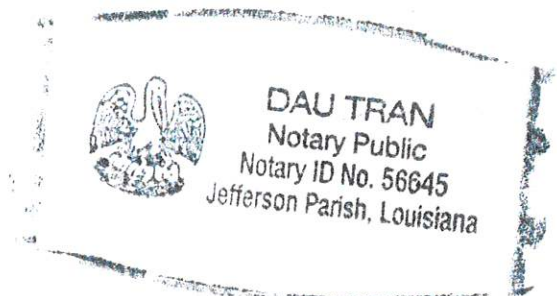
STATE OF LOUISIANA
COUNTY OF JEFFERSON

The foregoing instrument was acknowledged before me on this 20th day of April 2024 in Metairie Louisiana.



MINH QUACH

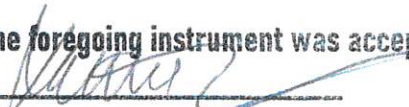
DAU TRAN-NOTARY PUBLIC
COMMISSION FOR LIFE --#56645



ACCEPTANCE:

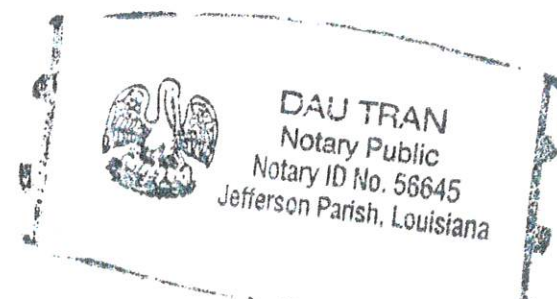
STATE OF LOUISIANA
COUNTY OF JEFFERSON

The foregoing instrument was accepted on this 20th day of April 2024 in Metairie Louisiana.



TUONG XUAN NGUYEN

DAU TRAN-NOTARY PUBLIC
COMMISSION FOR LIFE-#56645



FROM THE DESK OF

Tuong Xuan Nguyen

January 10, 2025

City of Gulfport, MS Urban Development - Planning Division

Air Phase Construction
3011 Amazon St
New Orleans, LS 70114

Subject: Site Plan Appropriateness for Proposed Townhome Development

Dear City of Gulfport Urban Development - Planning Division,

I am writing to provide detailed information regarding the site plan being developed for a proposed townhome project located in the T-6 Urban Core Zone of Gulfport. The proposal has been designed to ensure compatibility with the area's transportation, utilities, and emergency services while adhering to Gulfport's zoning standards and development objectives.

Transportation and Access

The proposed development incorporates a 24-foot-wide roadway, meeting the city's code requirements for two-way traffic. The roadway extends the entire length of the property and terminates in a cul-de-sac at the north end, which has a 50-foot radius in compliance with city regulations. Additionally, all road corners have radii of 28 feet or more, allowing adequate turning space for emergency vehicles and waste disposal trucks.

To minimize traffic congestion, each townhome will feature under-home parking, as the main floors will be raised 10 feet above the existing grade due to the flood zone designation. Each unit will also have driveways that can accommodate two additional vehicles, providing ample parking for guests and ensuring smooth traffic flow. This design reduces the likelihood of traffic hazards or congestion within the development.

Utilities and Waste Disposal

The proposed site plan incorporates a 54-foot-wide right-of-way, which is slightly narrower than the recommended 60-foot width but remains sufficient to accommodate all necessary infrastructure. This right-of-way will include a 24-foot-wide road, 4-foot-wide sidewalks on both sides (offset 2 feet from the roadway), and 8-10 feet of buffer space between the sidewalks and the right-of-way boundaries. These buffers will facilitate underground utility installations and meet the city's requirement of a 10-foot minimum spacing for water and sewer lines.

The water main will be located on the east side of the road, while the sewer main will run along the west side. Additionally, a 10-foot utility easement outside the right-of-way has been designated for future utility installations, ensuring the development remains prepared for potential future needs. Waste disposal services will be able to operate efficiently due to the adequate roadway width and turning radii.

Emergency Services

The site's design prioritizes access for fire and police services. The 24-foot-wide roadway and 50-foot-radius cul-de-sac allow emergency vehicles to navigate the property without impediment. The raised construction of the townhomes ensures compliance with flood zone requirements, enhancing the safety and resilience of the development.

Traffic Safety and Harmony with District Development

The proposed development's design ensures it will not cause traffic congestion or create hazards. The parking accommodations, roadway width, and cul-de-sac design promote orderly traffic flow. By aligning with the principles of the T-6 Urban Core Zone, the project supports Gulfport's vision for high-density, mixed-use, pedestrian-friendly development.

Compatibility with T-6 Zone Objectives

The proposed development aligns with the T-6 Zone's goals by:

- Supporting high-density residential development through the construction of 7-10 townhomes.
- Enhancing mixed-use potential with the division of the lot into two areas: one for future commercial use and the other for residential zoning.
- Contributing to a pedestrian-friendly environment with sidewalks and safe traffic flow.
- Preserving the flexibility for additional development on the east side of the road.

Conclusion

This site plan has been thoughtfully designed to meet Gulfport's urban development standards and ensure the safety, efficiency, and harmony of the proposed townhomes within the T-6 Zone. I kindly request your review and approval of this project and look forward to your feedback or recommendations.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tuong Xuan Nguyen', with a long, sweeping horizontal line extending to the right.

Tuong Xuan Nguyen - Agent for the Property Owners
(504) 401-6084
airphaseconstruction@yahoo.com

MND-001
Rev. 2011

PERMIT NO. _____

Applicant Contact Name: TONY VUApplicant Contact Phone #: 228.343.3113

**MISSISSIPPI DEPARTMENT OF TRANSPORTATION
APPLICATION FOR PERMIT TO CONSTRUCT DRIVEWAY WITH
CONNECTION TO STATE HIGHWAY AND AGREEMENT OF APPLICANT
GIVEN IN CONSIDERATION OF SUCH PERMIT**

(Please Print) Name: Victoria Ngo & Minh So Quach Address: 3712 Evangeline Drive

Company (or) Individual	Street/Route
<u>Chalmette</u> (property in Harrison)	<u>LA</u> <u>70043</u>
City	Zip Code
County	State

herein called the applicant, who at the present time proposes to construct a driveway connecting a commercial property
(restaurant for future development & residential townhomes) with Highway No. 90

between Courthouse Rd and Texas Ave

Latitude (decimal degrees) 3° Longitude (decimal degrees) -8°

in Harrison County, Mississippi, does hereby make application to the Mississippi Department of Transportation, the duly authorized agent for the Mississippi Transportation Commission, for permission to construct the said driveway mentioned above and shown herein below and in consideration of a permit being granted to me for such construction, do hereby agree to construct such facility in accordance with the plan shown herein below and the rules and regulations of the Mississippi transportation Commission and do also further agree, with full understanding of the terms thereof, to all of the following:

- (a) That the Mississippi Department of Transportation does not purport to grant to said applicant any right, title, claim or easement in or upon said highway or right-of-way appurtenant thereto.
- (b) That the said Mississippi Department of Transportation may at any time require and compel the removal or reconstruction of said driveway or other facility therein described or referred to, as and when said Mississippi Department of Transportation deems it necessary. All expense of said removal or reconstruction is to be borne exclusively by the applicant and the Mississippi Department of Transportation is to be in no way liable.
- (c) Said applicant hereby expressly agrees for himself, his heirs, assigns and legal representatives, that upon request of said Mississippi Department of Transportation, he will without delay either reconstruct, remove or move to another location the facility herein described all in accordance with the terms of the request so made by the said Mississippi Department of Transportation. It being distinctly understood that said that any other location for said facility or driveway shall be primarily the choice of said Mississippi Department of Transportation but said new location will be made or designated by said Mississippi Department of Transportation after agreement with said applicant or its successors, if possible. It is understood and agreed that the Mississippi Department of Transportation, if this permit is granted and acted upon by the said applicant, will use all reasonable effort to avoid the necessity of requesting that the herein mentioned facility be removed, altered or reconstructed.
- (d) The plan of proposed construction set out below is incorporated herein by reference and made a part of this application as if fully copied out herein in words and figures.
- (e) It is agreed that this permit is void if all work shown on this plan is not completed in accordance with this plan within one year after date of approval.
- (f) It is agreed that any gas pumps at this location will be so placed that they or their island or islands will be a minimum of 12 feet behind the right of way line.
- (g) It is distinctly understood that no cars or vehicles will be parked or serviced within the limits of the highway right of way.
- (h) Pipe culverts shall comply with the Department's "MDOT PIPE CULVERT MATERIAL DESIGN CRITERIA", LATEST VERSION. (Reference: MDOT Website 'www.goMDOT.com'). Pipe headwalls, box culverts, bridges, inlets, junction boxes, headwalls, grates, etc. shall be designed, detailed and constructed in accordance with the Department's Roadway and Bridge Design Manuals and Standard Drawings and Mississippi Standard Specifications for Road and Bridge Construction.
- (i) The applicant is responsible for any conflicts with utilities on the highway right-of-way and is to secure permission from said utilities for said conflicts and for any necessary alterations.
- (j) Any work done by the applicant on the highway right-of-way shall be at his sole expense and may be utilized by the Mississippi Department of Transportation without payment thereof.
- (k) A copy of the approved plan is to be kept at the site of the work at all times during construction.
- (l) It is agreed that no trees or shrubs on the highway right-of-way will be cut, trimmed, or damaged during the process of the proposed work or maintenance of this work or facility except as shown on the plan.
- (m) All sod disturbed by the proposed work shall be neatly dressed and grassed in accordance with the vegetation schedule outlined elsewhere in this permit. The applicant shall maintain the dressed and grassed area for a sufficient length of time to insure a growing sod.

Mississippi Department of Transportation
Completion of Work Certification

This permit requires that the named applicant submit the following certification with signature(s) and insure proper filing with MDOT's District Permit Department before the permit is closed and all associated bonds are released:

Permit Representative's signature(s) acknowledges the following:

We/(I), certify that the requirements of this permit have been constructed as stated in the approved final permit. Furthermore, no work performed as an exercise of the approved permit, has been relocated or altered without such change being shown on an approved revision of the permit or approved addenda thereto.

TONY VU

Printed Name of Applicant

Signature of Applicant

- (n) The applicant accepts the responsibility of the safety of the traveling public and his/her workers and agrees to furnish, place and maintain traffic control devices, if required, in accordance with Part 6 of the Manual On Uniform Traffic Control Devices For Streets and Highways (MUTCD), Current Edition as a minimum. The applicant shall attach a special traffic control plan to the application if special traffic control details are required.
- (o) The applicant does hereby covenant and agree to indemnify and hold harmless the Mississippi Transportation Commission and the Mississippi Department of Transportation from and against any claims, actions, suits, causes or demands, including court costs and reasonable attorney's fees, proximately resulting from acts or omissions of the applicant, or applicant's servants, agents or employees in the construction and maintenance of all facilities outlined under this permit.

Witness my signature this 10th day of January, 20 25, which is applicable to sheets 1
through _____ of permit number _____.

Tony Vu
Signature of Applicant
By: TONY VU
Fung X NGUYEN
Printed Name and Title

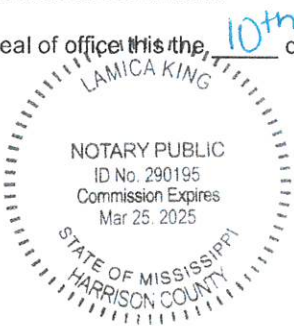
STATE OF MISSISSIPPI
COUNTY OF Harrison

Personally appeared before me, the undersigned authority, Tony Vu / Tuong Xuan Nguyen whose
Printed Name of Applicant
names(s) is subscribed to this instrument as the Member / Representative of
is/are Title of Applicant
Vu General Contractors, LLC who having been first fully sworn acknowledged that they
Name of Company (or) Individual

executed the above agreement as the act and deed of the said applicant for the purpose and consideration and in the capacity therein expressed and on the date above written.

Given under my hand and seal of office this the 10th day of January, 20 25

My Commission Expires:



Lamica King
Signature of Notary Officer

Field Inspection By: _____ 20 ____

Approved: MISSISSIPPI DEPARTMENT OF TRANSPORTATION

Deputy Executive Director/Chief Engineer

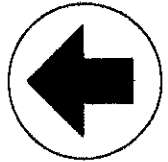
By: _____ 20 ____

Installation Inspection By: _____ 20 ____

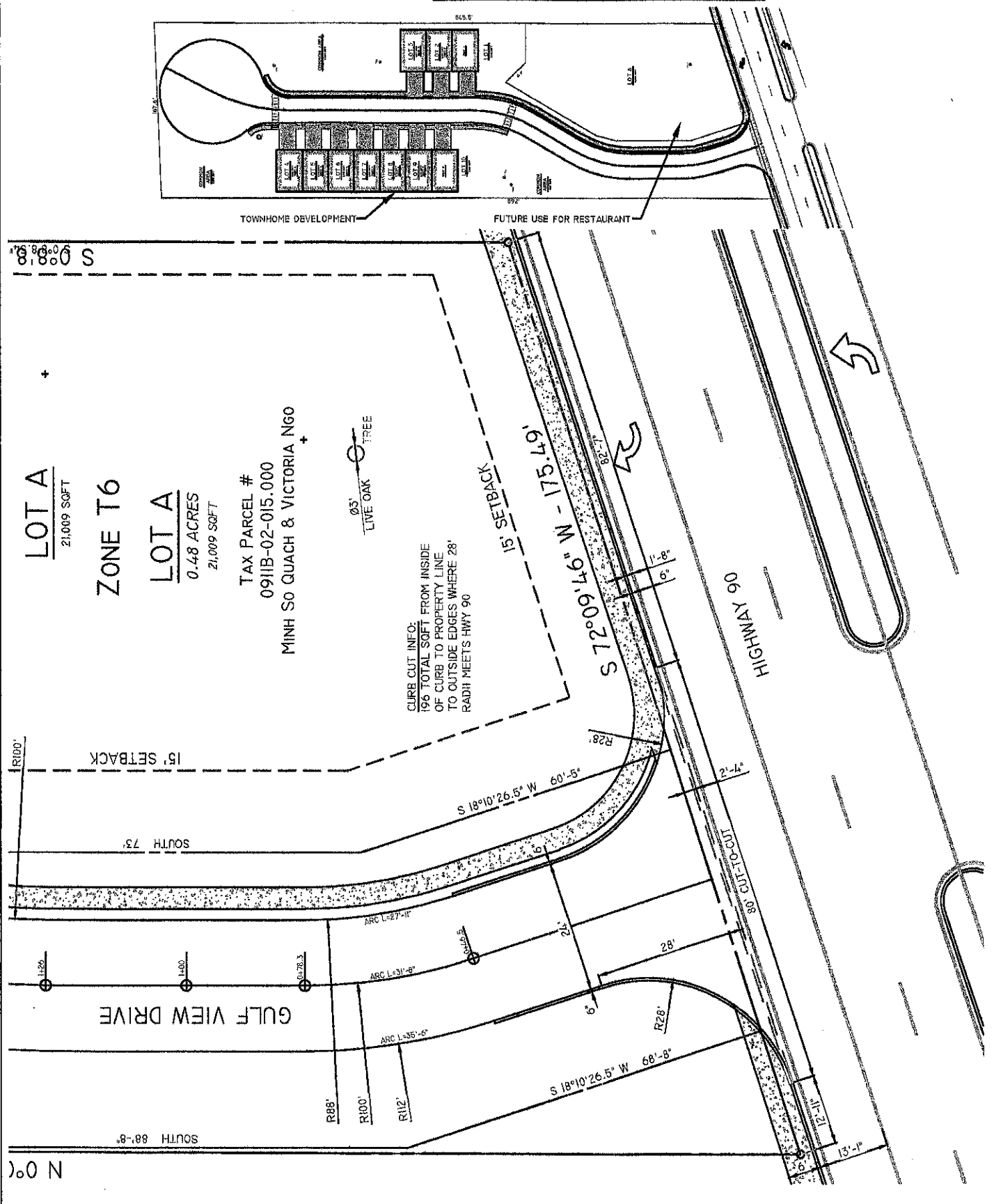
Sheet No.: _____ of _____

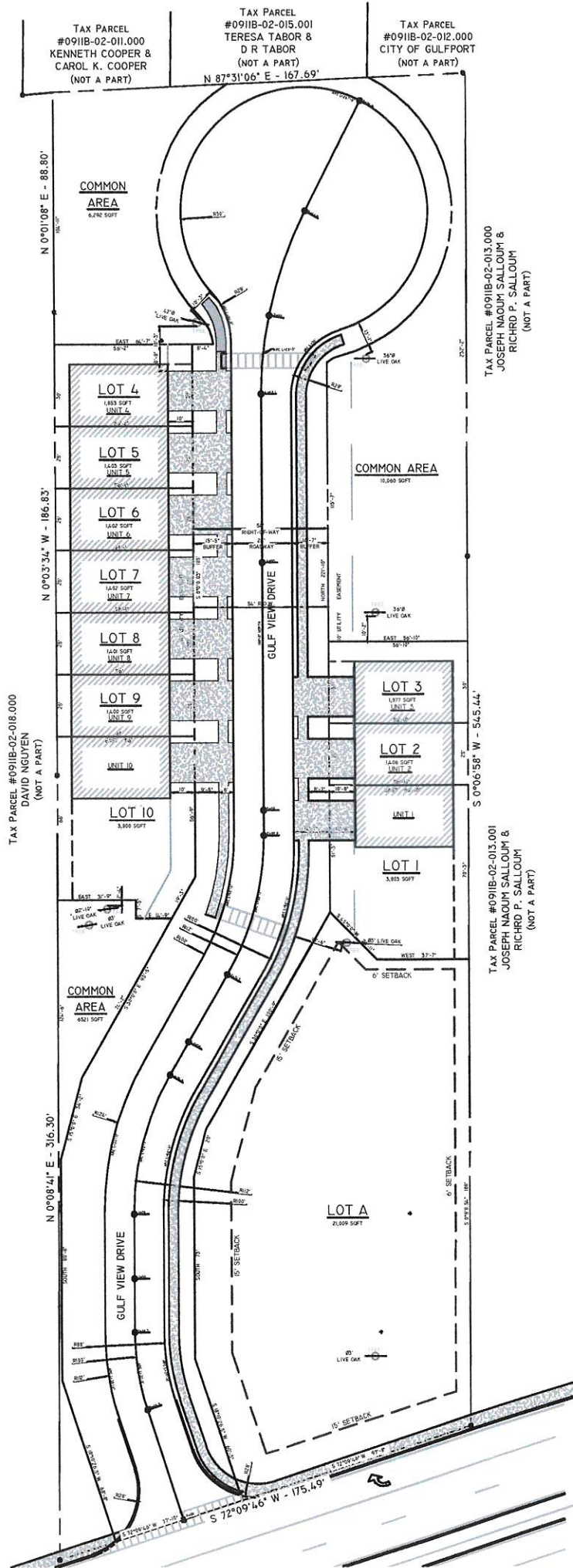
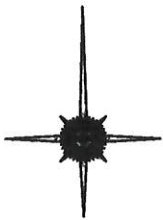
Permit No.: _____

REVISIONS			
APPLICANT		MDOT	
DATE	BY	DATE	BY



Show North





GNARLY

DESIGNS + DRAFTING

C. JARROD KNESAL
1999 COUNTRYME RD
GULFPORT, MS, 39507
228-669-2854

INDEX

SHEET #	DESCRIPTION
2	PROPOSED SITE & UNIT PLAN

ENGINEER

ROBERT J. KNESAL, P.E.
2 GOLDEN DR
GULFPORT, MS 39507
228-860-5218

SEAL



GNARLY

DESIGNS + DRAFTING

OWNER & ADDRESS:
MINH SO QUACH & VICTORIA NGO
30 E BEACH BLVD
GULFPORT, MS 39507

PROJECT TITLE:
QUEEN VICTORIA TOWNHOMES

SHEET TITLE:
PROPOSED SITE PLAN & TOWNHOME UNIT PLAN

THE INFORMATION CONTAINED IN THIS DOCUMENT IS PROPRIETARY TO GNARLY DESIGNS + DRAFTING SERVICES, LLC. THE DOCUMENT MAY NOT BE DISCLOSED, DUPLICATED, OR USED FOR ANY PURPOSE IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF C. JARROD KNESAL.

DRAWN BY:
C. JARROD KNESAL

REVIEWED BY:
ROBERT J. KNESAL

DATE:
JANUARY 7, 2025

REV. DATE:
N/A

SCALE:
1" = 60'

JOB #:
102 C

SHEET:
PROPOSED SITE PLAN & TOWNHOME UNIT PLAN

Our File: B230789

Prepared by & return to:

Schwartz, Orgler & Jordan, PLLC

2137 East Pass Road

Gulfport, MS 39507, 228-388-7441



1st JUDICIAL DISTRICT
INSTRUMENT 2023-0025014-D-J1
FILED/RECORDED 12/13/2023 9:33:01 AM
TOTAL FEES \$26.00
3 PAGES RECORDED

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Index: Lot 6, Fractional Section 1,

QUIT CLAIM 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,

MINH SO QUACH AND VICTORIA NGO

3712 Evangeline Drive, Chalmette, LA 70043, 504-915-4052

do hereby sell, convey and quit claim unto

MINH SO QUACH AND VICTORIA NGO

3712 Evangeline Drive, Chalmette, LA 70043, 504-915-4052

as joint tenants with full rights of survivorship and not as tenants in common, 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:

RECORD LEGAL DESCRIPTION

PARCEL 1:

Tax Parcel #0911B-02-015.000

A parcel of land situated in Lot 6 of Fractional Section 1, Township 8 South, Range 11 West, City of Gulfport, Harrison County, Mississippi, being more particularly described as follows, to-wit:

COMMENCE at the intersection of the West right-of-way of Courthouse Road and the North right-of-way line of U.S. Highway 90; thence run South 72 degrees 22' 00" West, along said North margin of U.S. Highway 90, for a distance of 392.47 feet to a point; thence run North 0 degrees 08' 32" East for a distance of 330.75 feet to the POINT OF BEGINNING; thence run South 89 degrees 51' 28" East for a distance of 106.80 feet to a point; thence run North 0 degrees 08' 32" East for a distance of 172.30 feet to a point; thence run South 89 degrees 51' 28" East for a distance of 14.71 feet to a point; thence run North 0 degrees 41' 07" West for a distance of 60.61 feet to a point; thence run North 89 degrees 55' 15" West for a distance of 61.12 feet to a point; thence run South 0 degrees 37' 07" West for a distance of 45.98 feet to a point; thence run South 89 degrees 54' 25" West for a distance of 59.41' to a point; thence run South 0 degrees 03' 24" West for a distance of 186.62 feet to the POINT OF BEGINNING, containing 23,008 square feet or 0.528 acres, formerly known as Shoreline Oaks

Condominiums, Phase I, now revoked and terminated. It being the intention to convey all of the land described in the Plan of Condominiums filed in Plat Book 33 at Page 11 which was revoked and terminated.

PARCEL 2:
Tax Parcel #0911B-02-015.002

A parcel of land situated and being located in U.S. Government Lot 6, Fractional Section 1, Township 8 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

Commencing at the intersection of the northerly right-of-way line of U.S. Highway 90/East Beach Boulevard with the westerly right-of-way line of Courthouse Road; thence run South 72 degrees 09 minutes 46 seconds West 157.40 feet along the northerly right-of-way line of U.S. Highway 90/East Beach Boulevard to the west boundary of property of Joseph Naoum Salloun and Richard P. Salloun; thence run South 72 degrees 09 minutes 46 seconds West 60.00 feet along the northerly right-of-way line of U.S. Highway 90/East Beach Boulevard to the Point of Beginning of the parcel herein described; thence run from said Point of Beginning, South 72 degrees 09 minutes 46 seconds West 175.49 feet; thence run North 00 degrees 08 minutes 41 seconds East 316.30 feet along the east boundary of property now or formerly of Desai to the southwest corner of Shoreline Oaks Condominium, Phase One (Plat Book 33, Page 11A&B); thence run the following courses and distances along the boundary of Shoreline Oaks Condominium, Phase One; South 89 degrees 55 minutes 49 seconds East 106.92 feet; North 00 degrees 02 minutes 33 seconds East 172.36 feet; South 89 degrees 25 minutes 43 seconds East 14.74 feet; North 00 degrees 52 minutes 54 seconds West 60.64 feet; North 89 degrees 56 minutes 52 seconds West 61.09 feet; South 00 degrees 34 minutes 36 seconds West 45.81 feet; South 89 degrees 52 minutes 14 seconds West 59.50 feet to the east boundary of property now or formerly of Desai; thence run North 00 degrees 01 minutes 08 seconds East 88.80 feet along the east boundary of property now or formerly of Desai; thence run North 87 degrees 31 minutes 06 seconds East 167.69 feet; thence run South 00 degrees 06 minutes 58 seconds West 545.43 feet to the Point of Beginning. Containing 71,921 square feet, more or less.

A portion of the above described property is also described as Lots 1 through 9, inclusive, MAYWOOD COURT (Plat Book 14, Page 28) thereof, reference to which is hereby made in aid of and as a part of this description, together with that portion of Maywood Drive vacated by Decree of the Chancery Court rendered in Cause No. 60,078.

TOGETHER WITH A NON-EXCLUSIVE, UNIMPROVED INGRESS-EGRESS EASEMENT:

A parcel of land situated and being located in U.S. Government Lot 6, Fractional Section 1, Township 8 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

COMMENCING at the intersection of the northerly right-of-way of U.S. Highway 90/East Beach Boulevard with the westerly right-of-way of Courthouse Road; thence run North 00 degrees 09 minutes 29 seconds East 320.00 feet along the westerly right-of-way of Courthouse Road; thence continue North 00 degrees 09 minutes 29 seconds East 114.76 feet along the westerly right-of-way of Courthouse Road to the Point of Beginning of the parcel herein described; thence run from said Point of Beginning, South 89 degrees 16 minutes 58 seconds West 44.08 feet to a point on a curve concave to the north having a radius of 25.00 feet; thence run generally Westerly 52.36 feet along said curve and through an angle of 120 degrees 00 minutes 00 seconds to a point that is South 89 degrees 16 minutes 58 seconds West 43.30 feet from the aforementioned point; thence run South 89 degrees 16 minutes 58 seconds West 119.78 feet to the easterly boundary of property of The Peoples Bank; thence run North 00 degrees 06 minutes 58 seconds East 25.00 feet along the easterly boundary of property of The Peoples Bank; thence run North 89 degrees 16 minutes 58 seconds East 119.41 feet to a point on a curve concave to the south having a radius of 25.00 feet; thence run generally Easterly 52.36 feet along said curve and through an angle of 120 degrees 00 minutes 00 seconds to a point that is North 89 degrees 16 minutes 58 seconds East 43.30 feet from the aforementioned point; thence run North 89 degrees 16 minutes 58 seconds East 44.46 feet to the westerly right-of-way of Courthouse Road; thence run South 00 degrees 09 minutes 29 seconds West 25.00 feet along the westerly right-of-way of Courthouse Road to the POINT OF BEGINNING.

The intent of this deed and the execution of same is for the purpose of combining parcels one (1) and two (2) into one (1) overall parcel.

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.

TITLE NOT EXAMINED OR REQUESTED

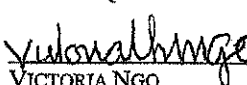
THE ABOVE described property is no part of Homestead of the grantor herein.

TAXES are hereby assumed by the Grantee herein.

WITNESS OUR SIGNATURE , on this the 8 day of ^{December}~~October~~, 2023.



MINH SO QUACH



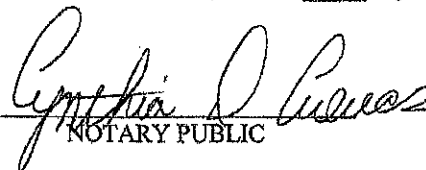
VICTORIA NGO

STATE OF MISSISSIPPI

COUNTY OF HARRISON

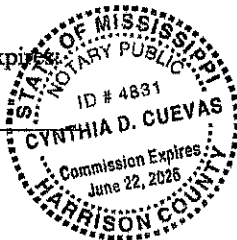
THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, MINH SO QUACH AND VICTORIA NGO, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantor on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 8 day of ^{December}~~October~~, 2023.



NOTARY PUBLIC

My Commission Expires





J1 - GULFPORT DISTRICT
Instrument 2021-0029670-D-J1
Filed/Recorded 10/22/2021 12:35:02 PM
Total Fees 26.00
4 Pages Recorded

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

INDEXING: Lot 6, Fractional Section 1,
T8S-R11W, Harrison County, 1st Jud. Dist., MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

**SPECIAL
WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, THE PEOPLES BANK, BILOXI, MISSISSIPPI, P.O. DRAWER 529, Biloxi, MS 39533 (228) 435-5511, GRANTOR, does hereby GRANT, SELL, BARGAIN, CONVEY and SPECIALLY WARRANT to MINH SO QUACH and VICTORIA NGO, 3712 Evangeline Drive, Chalmette, LA 70043 (504) 915-4052, GRANTEES, as joint tenants with full rights of survivorship and not as tenants in common, all right, title and interest in and to the following described real property, together with all improvements situated thereon, lying and being situated in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

PARCEL 1:

A parcel of land situated in Lot 6 of Fractional Section 1, Township 8 South, Range 11

West, City of Gulfport, Harrison County, Mississippi, being more particularly described as follows, to-wit:

COMMENCE at the intersection of the West right-of-way of Courthouse Road and the North right-of-way line of U.S. Highway 90; thence run South 72 degrees 22' 00" West, along said North margin of U.S. Highway 90, for a distance of 392.47 feet to a point; thence run North 0 degrees 08' 32" East for a distance of 330.75 feet to the POINT OF BEGINNING; thence run South 89 degrees 51' 28" East for a distance of 106.80 feet to a point; thence run North 0 degrees 08' 32" East for a distance of 172.30 feet to a point; thence run South 89 degrees 51' 28" East for a distance of 14.71 feet to a point; thence run North 0 degrees 41' 07" West for a distance of 60.61 feet to a point; thence run North 89 degrees 55' 15" West for a distance of 61.12 feet to a point; thence run South 0 degrees 37' 07" West for a distance of 45.98 feet to a point; thence run South 89 degrees 54' 25" West for a distance of 59.41' to a point; thence run South 0 degrees 03' 24" West for a distance of 188.62 feet to the POINT OF BEGINNING, containing 23,008 square feet or 0.528 acres, formerly known as Shoreline Oaks Condominiums, Phase I, now revoked and terminated. It being the intention to convey all of the land described in the Plan of Condominiums filed in Plat Book 33 at Page 11 which was revoked and terminated.

PARCEL 2:

A parcel of land situated and being located in U.S. Government Lot 6, Fractional Section 1; Township 8 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit: Commencing at the intersection of the northerly right-of-way line of U.S. Highway 90/East Beach Boulevard with the westerly right-of-way line of Courthouse Road; thence run South 72 degrees 09 minutes 46 seconds West 157.40 feet along the northerly right-of-way line of U.S. Highway 90/East Beach Boulevard to the west boundary of property of Joseph Naoum Salloum and Richard P. Salloum; thence run South 72 degrees 09 minutes 46 seconds West 60.00 feet along the northerly right-of-way line of U.S. Highway 90/East Beach Boulevard to the Point of Beginning of the parcel herein described; thence run from said Point of Beginning, South 72 degrees 09 minutes 46 seconds West 175.49 feet; thence run North 00 degrees 08 minutes 41 seconds East 316.30 feet along the east boundary of property now or formerly of Desai to the southwest corner of Shoreline Oaks Condominium, Phase One (Plat Book 33, Page 11A&B); thence run the following courses and distances along the boundary of Shoreline Oaks Condominium, Phase One; South 89 degrees 55 minutes 49 seconds East 106.92 feet; North 00 degrees 02 minutes 33 seconds East 172.36 feet; South 89 degrees 25 minutes 43 seconds East 14.74 feet; North 00 degrees 52 minutes 54 seconds West 60.64 feet; North 89 degrees 56 minutes 52 seconds West 61.09 feet; South 00 degrees 34 minutes 36 seconds West 45.81 feet; South 89 degrees 52 minutes 14 seconds West 59.50 feet to the east boundary of property now or formerly of Desai; thence run North 00 degrees 01 minutes 08 seconds East 98.80 feet along the east boundary of property now or formerly of Desai; thence run North 87 degrees 31 minutes 08 seconds East 167.69 feet; thence run South 00 degrees 06 minutes 58 seconds West 545.43 feet to the Point of Beginning. Containing 71,921 square feet, more or less.

A portion of the above described property is also described as Lots 1 through 9, inclusive, MAYWOOD COURT (Plat Book 14, Page 28) thereof, reference to which is hereby made in aid of and as a part of this description, together with that portion of Maywood Drive vacated by Decree of the Chancery Court rendered in Cause No. 60,078.

TOGETHER WITH A NON-EXCLUSIVE, UNIMPROVED INGRESS-EGRESS EASEMENT:

A parcel of land situated and being located in U.S. Government Lot 6, Fractional Section 1, Township 8 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

COMMENCING at the intersection of the northerly right-of-way of U.S. Highway 90/East Beach Boulevard with the westerly right-of-way of Courthouse Road; thence run North 00 degrees 09 minutes 29 seconds East 320.00 feet along the westerly right-of-way of Courthouse Road; thence continue North 00 degrees 09 minutes 29 seconds East 114.76 feet along the westerly right-of-way of Courthouse Road to the Point of Beginning of the parcel herein described; thence run from said Point of Beginning, South 89 degrees 16 minutes 58 seconds West 44.08 feet to a point on a curve concave to the north having a radius of 25.00 feet; thence run generally Westerly 52.36 feet along said curve and through an angle of 120 degrees 00 minutes 00 seconds to a point that is South 89 degrees 16 minutes 58 seconds West 43.30 feet from the aforementioned point; thence run South 89 degrees 16 minutes 58 seconds West 119.78 feet to the easterly boundary of property of The Peoples Bank; thence run North 00 degrees 06 minutes 58 seconds East 25.00 feet along the easterly boundary of property of The Peoples Bank; thence run North 89 degrees 16 minutes 58 seconds East 119.41 feet to a point on a curve concave to the south having a radius of 25.00 feet; thence run generally Easterly 52.36 feet along said curve and through an angle of 120 degrees 00 minutes 00 seconds to a point that is North 89 degrees 16 minutes 58 seconds East 43.30 feet from the aforementioned point; thence run North 89 degrees 16 minutes 58 seconds East 44.46 feet to the westerly right-of-way of Courthouse Road; thence run South 00 degrees 09 minutes 29 seconds West 25.00 feet along the westerly right-of-way of Courthouse Road to the POINT OF BEGINNING.

The Grantor herein intends, and by its execution of this instrument does, transfer unto Grantees all right, title and interest it presently has in and to the above described property, subject to all restrictions, easements and rights of way of record. It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Grantor

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

WITNESS MY SIGNATURE, this the 18th day of October, 2021.

The Peoples Bank, Biloxi, Mississippi

By: *Chevis C. Swetman*
CHEVIS C. SWETMAN,
President & Chief Executive Officer

STATE OF MISSISSIPPI
COUNTY OF HARRISON

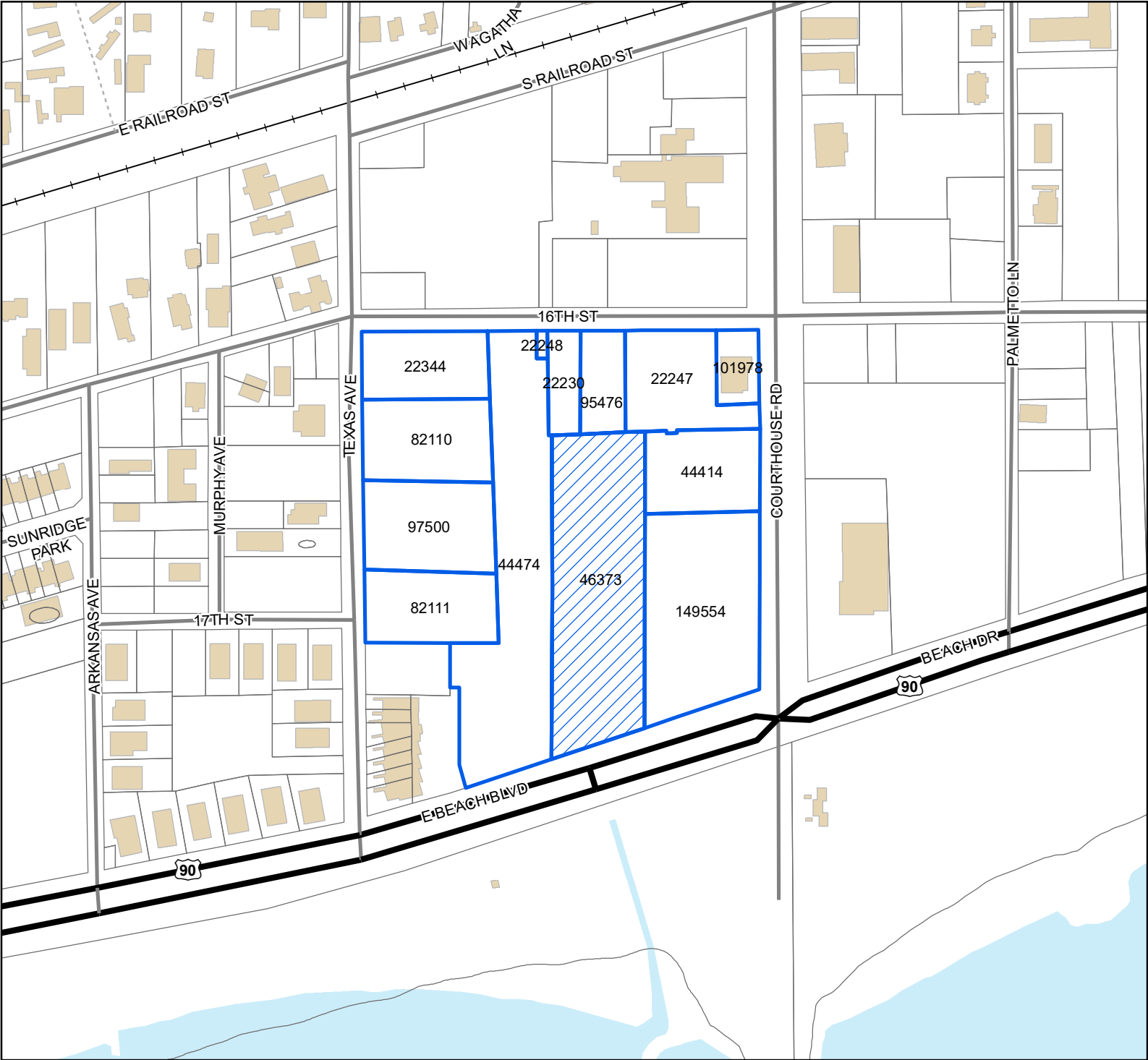
Personally appeared before me, the undersigned authority in and for said county and state, on this the 18th day of October, 2021, within my jurisdiction, the within named CHEVIS C. SWETMAN, who acknowledged to me that he is President and Chief Executive Officer of THE PEOPLES BANK, BILOXI, MISSISSIPPI, a Mississippi banking corporation, and that for and on behalf of said corporation and as the act and deed of said corporation, he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Kelly M. Polios
NOTARY PUBLIC

My Commission Expires:

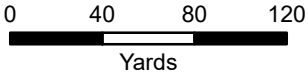


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0911B-02-015.000	MINH SO QUACH & VICTORIA NGO (OWNER)	3712 EVANGELINE DR	CHALMETTE	LA	70043
			TUONG XUAN NGUYEN (AGENT)	3011 AMAZON ST	NEW ORLEANS	LA	70114
			Adjacent Property Owners (2502PC026)				
	82111	0911B-02-009.001	CHEVALIER BRIAN	2510 PROVENCE PLACE	BILOXI	MS	39531
	149554	0911B-02-013.003	BETH HOLDINGS LLC	188 CHANTILLY DR	MADISON	MS	39110
	95476	0911B-02-015.001	TABOR TERESA	601 STONEBROOK DR	CHATANOOGA	TN	37415
	22230	0911B-02-011.000	CARTHUSIAN LLC	300 S TOULME ST	BAY ST LOUIS	MS	39520
	82110	0911B-02-009.003	PICKETT ALLAN V	1336 SECOND ST	GULFPORT	MS	39501
	46373	0911B-02-015.000	QUACH MINH SO & VICTORIA NGO	3712 EVANGELINE DR	CHALMETTE	LA	70043
N	22248	0911B-02-010.000	GULF SOUTH PIPELINE COMPANY LP	ATTN: PROPERTY TAX DEPT	HOUSTON	TX	77046
	44474	0911B-02-018.000	NGUYEN DAVID	8907 BOULDER SPRING DR	HOUSTON	TX	77083
	22247	0911B-02-012.000	GULFPORT CITY OF	AMERICAN LEGION POST 119 PARK			0
	97500	0911B-02-009.002	SMITH EMILY C & WILLIAM J	71206 WHISKEY OAKS LN	COVINGTON	LA	70433
N	101978	0911B-02-013.002	HARRISON CO				0
	22344	0911B-02-009.000	DELANO TODD & ANDERSON MICKEY	920 CEDAR LAKE RD SUITE E3	BILOXI	MS	39532
	44414	0911B-02-013.000	SALLOUM JOSEPH NAOUM & RICHARD P	P O BOX 1176	GULFPORT	MS	39502



Legend

- Site
- US or State Highway
- Street
- Alley
- Railroad
- 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	634110	Print Legal Ad-IPL02161400 - IPL0216140	Feb. PC	\$66.70	1	64 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, February 27, 2025 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 2502PC022, 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

General Plan 2502PC025, by owner Gnarly Development LLC, seeking approval of a six-lot residential subdivision (Calypso Cove), Tax Parcel 0911B-02-053.000, 16th Street, Zoned T4L (General Urban Zone Limited), Ward 2

Planning Commission Approval 2502PC026, by agent Tuong Xuan Nguyen, seeking approval for townhouse development, Tax Parcels 0911B-02-015.000, 0911B-02-015.002, 30 East Beach Blvd, Zoned T6 (Urban Core Zone) Ward 2

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

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.

This the 5th day of February 2025
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0216140
Feb 12 2025

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Beaufort County, South Carolina 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:
02/12/25

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.

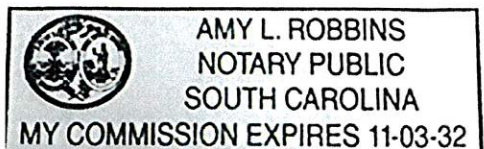
Mary Castro

Sworn to and subscribed before me this 21th day of February in the year of 2025

Amy Robbins

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
PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
228.868.5710 | PLANNERS@GULFPORT-MS.GOV

PLANNING COMMISSION CASE

Hearing Date: Thursday, February 27, 2025

Planning Commission Recommendation



URBAN DEVELOPMENT
PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
228.868.5710 | PLANNERS@GULFPORT-MS.GOV

PLANNING COMMISSION CASE

Hearing Date: Thursday, February 27, 2025

Zoning Text Amendment 2407PC094;(Postponed to February Meeting) 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



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

APPLICATION FOR ZONING TEXT AMENDMENT

For Staff Use Only

Case File #: 2407PC094Date Received: 5/21/24

Receipt #: _____

Received By: JD

Zoning: _____

Ward: _____ Flood: _____

GENERAL DESCRIPTION OF REQUEST: (If necessary, attach a separate sheet of paper detailing the purpose of the request.)

Amend Appendix D (Smart code) at 5. A. 11a and 5. A. 11b
both at Building setback b. to delete the 6 foot
maximum side yard setback.

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 Applicant

AGENT

City of Gulfport by Margaret
Printed Name Of Owner Applicant Murdock
P.O. Box 1780 Ass't City

Printed Name Of Agent

Mailing Address
Gulfport MS 39501

Mailing Address

City State Zip code
228-868-5811

City State Zip code

Home Phone Work/Cell Phone
mmurdock@gulfport-ms.gov

Home Phone Work/Cell Phone

Email
[Signature]

Email

Signature Of Agent

Signature Of Owner

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 H. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

Submission Requirements – Smartcode Amendment – 6' sideyard setback

- A. Attached.
- B. Not applicable
- C. Not applicable
- D. Not applicable
- E. Not applicable
- F. 5 – Ordinance change
- G.
 - 1. City of Gulfport
 - 2. Ordinance Change
 - 3. Not applicable
 - 4. Will permit structure to be built more than 6 feet from the property line in a side yard
 - 5. N/A

There came on for consideration at a duly constituted meeting of the City Council and Mayor of the City of Gulfport held on the _____ day of _____, 2024, the following Ordinance:

ORDINANCE NO. _____

AN ORDINANCE AMENDING APPENDIX D TO THE CODE OF ORDINANCES (SECTIONS 5.4.11a AND 5.4.11b) TO AMEND THE REQUIRED SIDE YARD SETBACK IN T4+ and T4L ZONING DISTRICTS, AND FOR RELATED PURPOSES

WHEREAS, the City's duly adopted "Smartcode", which is codified at Appendix D to the Code of Ordinances, establishes a six foot (6') maximum side yard setback in T4+ and T4L zoning districts; and

WHEREAS, in light of applicable building requirements, including those imposed by the Flood Damage Prevention Ordinance, on certain lots located in those areas zoned T4+ and T4L and to which Appendix D applies, the required six foot (6') maximum side yard setback has created the need for numerous warrants to be applied for, considered and granted in order to accommodate the applicable building requirements and regulations; and

WHEREAS, to encourage building and to remove unnecessary steps in the permit approval process, it is believed that the elimination of the six foot (6') maximum side yard setback in T4+ and T4L zoning districts is in the best interest of the City of Gulfport.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

SECTION 1: That the matters, facts and things recited in the Preamble hereto are hereby adopted as the official findings of the Governing Authority.

SECTION 2. That Section 5.4.11a of Appendix A to the Code of Ordinances (i.e., the Comprehensive Zoning Ordinance) be and the same is hereby amended to delete the six foot (6') maximum side yard setback found at "Building Setback", paragraph b (see current 5.4.11a

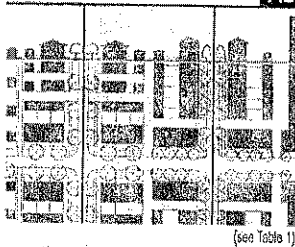
below) and the drawing noted as "Building Disposition".

SMARTCODE

City of Gulfport, Mississippi

SECTION 5.4.11a

T4L



BUILDING FUNCTION (see Tables 10 & 11)	
a. Residential	Limited
b. Lodging	Limited
c. Office	Limited
d. Retail	Limited
BUILDING HEIGHT (see Table 8)	
a. Principal Building	4 Stories max.
b. Outbuilding	2 Stories max.
LOT OCCUPATION	
a. Lot Width	24 ft. min.; 96 ft. max.
b. Lot Coverage	70% max.
BUILDING TYPE (see Table 9)	
a. Edgeyard	permitted
b. Sideyard	by Warrant
c. Rearyard	by Warrant
d. Courtyard	by Warrant
e. Collage Court	permitted
BUILDING SETBACK	
a. Front Setback	6 ft. min.; 24 ft. max.
b. Side Setback	3 ft. min.; 6 ft. max.
on 2nd. Frontage	5 ft. min.; 12 ft. max.
c. Rear Setback	3 ft. min.*
for corner lot	3 ft. min.*
d. Frontage Buildout	No requirement
OUTBUILDING SETBACK	
a. Front Setback	Within Third Layer
b. Side Setback	3 ft. min.
on 2nd. Frontage	3 ft. min.; 12 ft. max.
c. Rear Setback	3 ft. min.*
for corner lot	3 ft. min.*
PRIVATE FRONTAGES (see Table 7)	
a. Common Lawn	prohibited
b. Porch & Fence	permitted
c. Terrace or L.C.	permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront & Awning	permitted
g. Gallery	permitted
h. Arcade	prohibited

Refer to Summary Table 14

PARKING PROVISIONS

See Tables 11 & 12

* or 15 ft. from center line of alley.

ARTICLE 5. BUILDING-SCALE PLANS

BUILDING HEIGHT

1. Building height shall be measured in number of Stories, excluding a raised Basement or a habitable Attic.
2. Each Story shall not exceed 14 ft. clear, floor to ceiling.
3. Maximum height shall be measured from the Height Baseline to the eaves or roof deck.
4. The vertical distance between the Height Baseline and the first floor shall not exceed 4 feet.

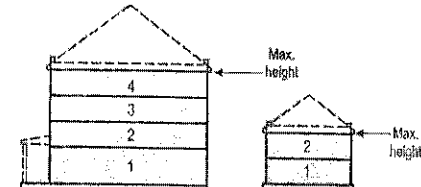
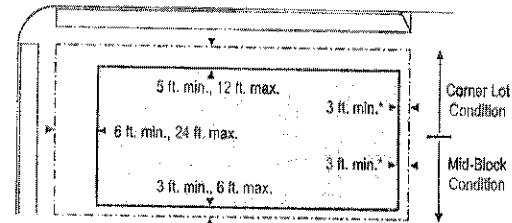


DIAGRAM ABOVE MAY NOT SHOW ACTUAL HEIGHT LIMITS.
SEE TABLE AT LEFT.

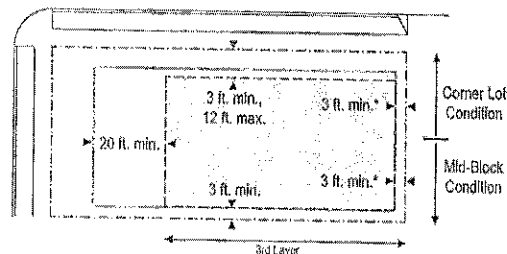
BUILDING DISPOSITION

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot Lines as shown.
2. Buildings shall have Facades along both Primary and Secondary Frontage Lines and Elevations along Lot Lines.



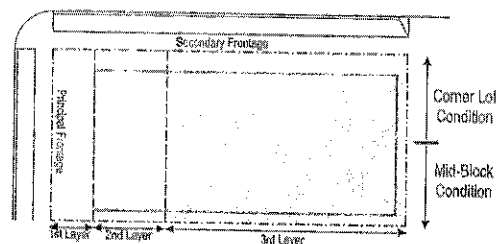
OUTBUILDING DISPOSITION

1. The Facades and Elevations of the Outbuildings shall be distanced from the lot lines as shown.
2. Outbuildings shall be located within the Third Layer (see Table 16D).



PARKING PROVISIONS

1. Uncovered parking spaces may be provided only within the Third Layer (see Table 16D).
2. Covered parking, if provided, shall be located within the Third Layer.
3. Trash containers shall be stored within the Third Layer, outside the Secondary Frontage setback on a corner location.



SECTION 3. That Section 5.4.11b of Appendix A to the Code of Ordinances (i.e., the Comprehensive Zoning Ordinance) be and the same is hereby amended to delete the six foot (6')

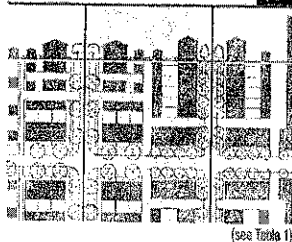
maximum side yard setback found at Building Setback, paragraph b (see current 5.4.11b below) and the drawing noted as "Building Disposition".

SMARTCODE

City of Gulfport, Mississippi

SECTION 5.4.11b

T4+



BUILDING FUNCTION (see Tables 10 & 11)

a. Residential	Limited
b. Lodging	Limited
c. Office	Open
d. Retail	Open

BUILDING HEIGHT (see Table 8)

a. Principal Building	4 Stories max.
b. Outbuilding	2 Stories max.

LOT OCCUPATION

a. Lot Width	18 ft. min.; 98 ft. max.
b. Lot Coverage	70% max.

BUILDING TYPE (see Table 9)

a. Edgeyard	permitted
b. Sideyard	permitted
c. Rearyard	permitted
d. Courtyard	permitted
e. Cottage Court	permitted

BUILDING SETBACK

a. Front Setback	No min.; 18 ft. max.
b. Side Setback	No min.; 6 ft. max.
on 2nd. Frontage	5 ft. min.; 12 ft. max.
c. Rear Setback	3 ft. min.*
for corner lot	3 ft. min.*
d. Frontage Buildout	60% min. at setback

OUTBUILDING SETBACK

a. Front Setback	Within Third Layer
b. Side Setback	No min.
on 2nd. Frontage	3 ft. min.; 12 ft. max.
c. Rear Setback	3 ft. min.*
for corner lot	3 ft. min.*

PRIVATE FRONTAGES (see Table 7)

a. Common Lawn	prohibited
b. Porch & Fence	permitted
c. Terrace or L.C.	permitted
d. Forecourt	permitted
e. Sloop	permitted
f. Shopfront & Awning	permitted
g. Gallery	permitted
h. Arcade	prohibited

Refer to Summary Table 14

PARKING PROVISIONS

See Tables 11 & 12

*or 15 ft. from center line of alley

ARTICLE 5. BUILDING-SCALE PLANS

BUILDING HEIGHT

1. Building height shall be measured in number of Stories, excluding a raised Basement or a habitable Attic.
2. Each Story shall not exceed 14 ft. clear, floor to ceiling.
3. Maximum height shall be measured from the Height Baseline to the eaves or roof deck.
4. The vertical distance between the Height Baseline and the first floor shall not exceed 4 feet.

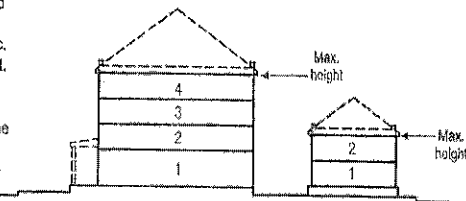
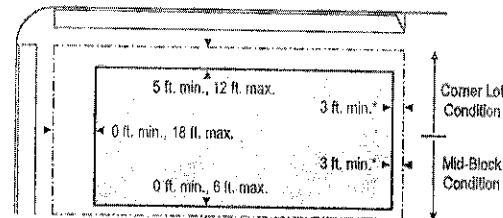


DIAGRAM ABOVE MAY NOT SHOW ACTUAL HEIGHT LIMITS.
SEE TABLE AT LEFT.

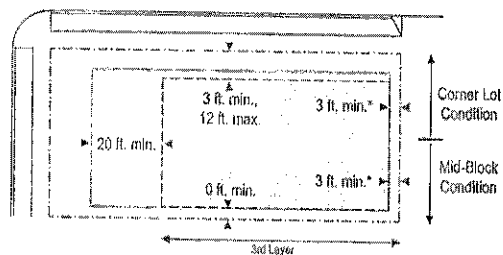
BUILDING DISPOSITION

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot Lines as shown.
2. Buildings shall have Facades along both Primary and Secondary Frontage Lines and Elevations along Lot Lines.
3. Facades shall be built along the Principal Frontage Line to not less than 60% of the length of that Frontage, measured at the maximum allowed front setback.



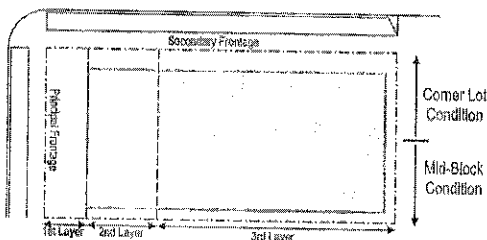
OUTBUILDING DISPOSITION

1. The Facades and Elevations of the Outbuildings shall be distanced from the lot lines as shown.
2. Outbuildings shall be located within the Third Layer (see Table 16D).



PARKING PROVISIONS

1. Uncovered parking spaces may be provided only within the Third Layer (see Table 16D).
2. Covered parking, if provided, shall be located within the Third Layer.
3. Trash containers shall be stored within the Third Layer, outside the Secondary Frontage setback on a corner location.



SECTION 4. The Governing Authority further finds that the following shall serve as an

explanatory statement of this Ordinance for purposes of publication: "This Ordinance amends the City's Code of Ordinances with respect to the required side yard setback in areas zoned T4L and T4+ and which are subject to Appendix D to the Code of Ordinances by deleting the maximum six foot (6') side yard setback. A copy of the full text of this Ordinance is available to municipal residents upon request to the City Clerk." For the next thirty (30) days, a copy of the full text of this Ordinance shall be posted by the City Clerk: (a) in the first floor lobby at City Hall (2309 15th Street, Gulfport, Mississippi 39501); (b) in the first floor lobby of the City's Hardy Building (1410 24th Avenue, Gulfport, Mississippi 39501); and (c) in the first floor lobby of the County Courthouse in Gulfport (1801 23rd Avenue, Gulfport, Mississippi 39501). The City Clerk shall further furnish any resident of the City a copy of the full text of this Ordinance upon request.

SECTION 5. This Ordinance shall otherwise be in full force and effect thirty (30) days after the date of passage. It shall be published according to law and shall be spread upon the minutes of the Gulfport City Council.

The above and foregoing Ordinance, after having been first reduced to writing, was introduced by _____, seconded by _____ and was adopted by the following roll call votes, to-wit:

YEAS:

NAYS:

ABSTENTIONS:

ABSENT:

WHEREUPON the President declared the motion carried and the Ordinance adopted, this
the _____ day of _____, 2024.

(SEAL:)

ATTEST:

ADOPT:

CLERK OF THE COUNCIL

PRESIDENT

The above and foregoing Ordinance, having been submitted and approved by the Mayor,
this the _____ day of _____, 2024.

MAYOR

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	634110	Print Legal Ad-IPL02161400 - IPL0216140	Feb. PC	\$66.70	1	64 L

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

accountspayable@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 PM., Thursday, February 27, 2025 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 2502PC022, 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

General Plan 2502PC025, by owner Gnarly Development LLC, seeking approval of a six-lot residential subdivision (Calypso Cove), Tax Parcel 0911B-02-053.000, 16th Street, Zoned T4L (General Urban Zone Limited), Ward 2

Planning Commission Approval 2502PC026, by agent Tuong Xuan Nguyen, seeking approval for townhouse development, Tax Parcels 0911B-02-015.000, 0911B-02-015.002, 30 East Beach Blvd, Zoned T6 (Urban Core Zone) Ward 2

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

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.

This the 5th day of February 2025
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0216140
Feb 12 2025

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Beaufort County, South Carolina 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:
02/12/25

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.

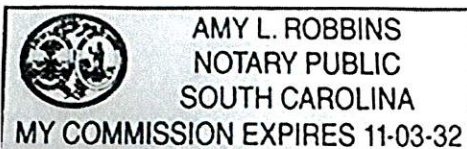
Mary Castro

Sworn to and subscribed before me this 21th day of February in the year of 2025

Amy Robbins

Notary Public

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



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

MEMORANDUM

To: Mayor Billy Hewes and
Gulfport City Council

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

Date: December 9, 2024

Re: **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**

Planning Commission recommendation: To approve applicant request.

Motion: Mr. Daigle

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: Motion carried unanimously

Speaking for the Petition: Su-Lin Featherston

Speaking against the Petition: None

On November 21, 2024, the Planning Commission recommended approval of the above referenced case.

Please place the attached item on the Council agenda for January 7th, 2025.



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

APPLICATION FOR ZONING TEXT AMENDMENT

For Staff Use Only

Case File #: 2411 PC 169Date Received: 9/23/24

Receipt #: _____

Received By: LL

Zoning: _____

Ward: _____ Flood: _____

GENERAL DESCRIPTION OF REQUEST: (If necessary, attach a separate sheet of paper detailing the purpose of the request.)

To amend Appendix A, Sec IV, E, 3, Supplementary design standards for new and renovated buildings along commercial and mixed use corridors value of construction.

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.

Applicant
OWNER

AGENT

City of Gulfport by Urban Development

Printed Name Of Owner
2410 24th Avenue

Mailing Address
Gulfport MS 39501

City State Zip code
228-868-5710

Home Phone Work/Cell Phone
gholmes@gulfport-ms.gov

Email

Mary S L

Signature Of Owner

Printed Name Of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

Signature Of Agent

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



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



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	607717	Print Legal Ad-IPL02021230 - IPL0202123		\$81.85	1	80 L

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

accountspayable@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 PM., Thursday, November 21, 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 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

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

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

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

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

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

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

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

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

This the 30th day of October 2024
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0202123
Nov 6 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:
11/06/24

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.

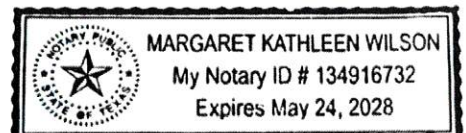
Mary Castro

Sworn to and subscribed before me this 7th day of November 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.



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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	634110	Print Legal Ad-IPL02161400 - IPL0216140	Feb. PC	\$66.70	1	64 L

Attention: Matilda Welch

GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

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General Plan 2502PC025, by owner Gnarly Development LLC, seeking approval of a six-lot residential subdivision (Calypso Cove), Tax Parcel 0911B-02-053.000, 16th Street, Zoned T4L (General Urban Zone Limited), Ward 2

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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

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.

This the 5th day of February 2025
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0216140
Feb 12 2025

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Beaufort County, South Carolina 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:
02/12/25

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 21th day of February in the year of 2025

Amy Robbins

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.



AMY L. ROBBINS
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 11-03-32

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

CITY OF GULFPORT PLANNING COMMISSION

Zoning Text Amendment 2411PC169

TRANSCRIPT OF HEARING

November 21, 2024

TRANSCRIPT OF HEARING HELD BEFORE THE CITY OF GULFPORT
PLANNING COMMISSION HELD IN THE CITY COUNCIL CHAMBERS,
GULFPORT, MISSISSIPPI, ON THE 21ST DAY OF NOVEMBER 2024
COMMENCING AT 4:30 P.M. AND REPORTED BY
NORMA JEAN LADNER SOROE, CERTIFIED SHORTHAND REPORTER.

COMMISSION MEMBERS PRESENT:

KEITH WILLIAMS, President
WILLIAM "PRINCE" JONES
B.J. SELLERS
CHARLIE HEWES
TIMOTHY DAIGLE, JR.
DOUG HANCOCK
BRYAN JACOBS

STAFF PRESENT:

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

1 H2.4 Zoning Text Amendment 2411PC169

2 MR. CLUGH: Zoning Text Amendment 2411PC169
3 has been duly and timely noticed as required by law. The
4 applicant is requesting to amend Appendix A, Section IV.E.3,
5 supplementary design for new and renovated buildings along
6 commercial and mixed use corridors value of construction. A
7 copy of the packet Exhibit A considered is hereby offered to
8 the record.

9 MR. WILLIAMS: Thank you.

10 Su-Lin, I was hoping to see you or Greg come
11 up and explain this to us.

12 MS. FEATHERSTON: Su-Lin Featherston, City of
13 Gulfport, 1410 24th Avenue.

14 Yes. So we have a, in our ordinance, when
15 you want to develop or renovate a commercial use or
16 commercial structure along a major corridor, that if your
17 value of the project is \$50,000 or more, then you have
18 design standards that you have to follow.

19 Based on the cost of materials and things
20 like that, some of the things coming to us are simple they
21 want to put up walls to take a building that was one suite
22 and turn it into two suites, they wanted to add some things
23 inside an interior rebuild, and those would be valued based
24 on the cost of labor and materials, a job like that would be
25 like \$75,000 just to do that.

1 But then that would trigger the entire design
2 standard. You're talking about bring up your parking,
3 dumpster enclosures, things like that. And it wasn't
4 necessary for the site.

5 So we are asking to raise that number from
6 fifty thousand to more reflect the cost of materials and
7 labor today so that way it doesn't turn every commercial
8 project to have to go through the design standards when that
9 project was a fairly new one and met the design standards as
10 it is, but because of the way the ordinance is written they
11 would have to, if they couldn't meet those design standards
12 or something happened, they have to appeal it and go before
13 the ARC and all that.

14 So we're just trying to now conform to what
15 it is now. The ordinance was written a while ago, and it
16 doesn't reflect the cost of materials and labor today for
17 wanting to do a new commercial construction.

18 MR. WILLIAMS: All right.

19 MR. SELLERS: So what are we raising it to?

20 MS. FEATHERSTON: I believe it is \$200,000.

21 MR. SELLERS: I just didn't see it anywhere
22 in the documentation, so I --

23 MS. FEATHERSTON: I believe it's two hundred
24 thousand or two hundred fifty thousand. I t's in that
25 \$200,000 range. I know that.

1 MR. WILLIAMS: Can we verify that that number
2 is in there? I'm sorry. I just wanted to be sure.

3 MS. FEATHERSTON: It would be \$200,000.

4 MR. WILLIAMS: Appreciate it.

5 MS. FEATHERSTON: Uh-huh.

6 MR. WILLIAMS: Any other questions?

7 Anyone else here to speak on this particular
8 issue tonight?

9 If not, Commissioners, looking for a motion.

10 MR. DAIGLE: Motion to recommend approval to
11 the council Case 2411PC169.

12 MR. WILLIAMS: Got a motion for approval.
13 Got a second?

14 MR. JONES: Second.

15 MR. WILLIAMS: Coach seconded it. Any
16 further discussion? If not, all those in favor signify by
17 saying aye. Any opposed?

18 (Unanimous vote.)

19

20

21

22

23

24

25

BEFORE THE CITY OF GULFPORT PLANNING COMMISSION

2411PC169

COURT REPORTER'S CERTIFICATE

I, Norma Jean Ladner Soroë, Certified Shorthand Reporter, do hereby certify that to the best of my skill and ability I have reported the hearing held before the City of Gulfport Planning Commission and that the foregoing 4 pages constitute a true and correct transcription of said hearing held on the 21st day of November 2024.

I do further certify that my certificate annexed hereto applies only to the original and certified transcript. The undersigned assumes no responsibility for the accuracy of any reproduced copies not made under my control and direction.

Witness my signature this the 6th day of December 2024.

NORMA JEAN LADNER SOROE, CSR #1297
Certified Shorthand Reporter

There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on the _____ day of _____, 2025, the following Resolution:

RESOLUTION OF THE GULFPORT CITY COUNCIL TAKING OFFICIAL ACTION TOWARDS THE APPROVAL OF A CITY OF GULFPORT URBAN RENEWAL PLAN, SUBMITTING THE PROPOSED PLAN TO THE CITY PLANNING COMMISSION FOR REVIEW AND RECOMMENDATION IN ACCORDANCE WITH MISS. CODE ANN. § 43-35-13(b), AUTHORIZING AND SETTING A PUBLIC HEARING ON SUCH URBAN RENEWAL PLAN, AND AUTHORIZING AN URBAN RENEWAL PROJECT, AND FOR RELATED PURPOSES

WHEREAS, pursuant to the resolution and findings adopted on January 7, 2025, the Governing Authority for the City of Gulfport, Mississippi, pursuant to Miss. Code Ann. §§ 43-35-1 et seq., (the "Urban Renewal Act"), determined that a portion of the City more particularly described in **Exhibit "A"** hereto (and which was attached as Exhibit "A" to the January 7, 2025, Resolution) is (a) a blighted area and (b) the rehabilitation, conservation, redevelopment or combination thereof of such area or areas is necessary in the public health, safety, morals and welfare of the City; and

WHEREAS, the City's Governing Authority finds that there is a need for an Urban Renewal Project for the site set forth and described in **Exhibit "A"** and that such Project shall be redeveloped as described in the proposed Urban Renewal Plan included under **Exhibit "B"** attached hereto; and

WHEREAS, the Urban Renewal Project shall also include Public Improvements as described in the proposed Urban Renewal Plan included under **Exhibit "B"**; and

WHEREAS, the City and/or the Gulfport Redevelopment Commission, a public body corporate and politic and the urban renewal agency of the City (the "GRC") may issue urban renewal revenue bonds (the "Bonds") or such other credit or financing facilities as may be available to the GRC in order to finance all or portions of the Urban Renewal Plan, create a debt service reserve fund, if necessary, and pay

the costs of issuance of the Bonds, which will support the Urban Renewal Project to be located within the urban renewal area, as described in **Exhibit "A"** hereto (the "Project Site") and in accordance with the Urban Renewal Plan and Urban Renewal Act; and

WHEREAS, if necessary, the City may enter into a Contribution Agreement (as defined in **Exhibit "B"** attached hereto) with the GRC pursuant to Sections 43-35-15 and 43-35-27 of the Urban Renewal Act in connection with the Bonds; and

WHEREAS the Project Site was previously designated by the City's Governing Authority as an "urban renewal area" as defined in the Urban Renewal Act by way of the Resolution adopted on January 7, 2025; and

WHEREAS, the City wishes to adopt the Urban Renewal Plan; and

WHEREAS, the Urban Renewal Project is in accordance with the provisions of the laws of the State of Mississippi, including the Urban Renewal Act; and

WHEREAS, the Urban Renewal Project is in the best interest of the citizens of the City; and

WHEREAS, as required by the Urban Renewal Act, the Governing Body will hold a public hearing on the proposed approval of the Urban Renewal Plan and the Urban Renewal Project; and

WHEREAS, after holding the public hearing on the proposed Urban Renewal Plan and the Urban Renewal Project, the City will be authorized to approve the Urban Renewal Plan and Urban Renewal Project.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY AS FOLLOWS:

SECTION 1. That the matters, facts and things recited in the Preamble hereto are hereby adopted as the official findings of the Governing Authority.

SECTION 2. The Governing Authority hereby acknowledges receipt of the proposed Urban Renewal Plan, a copy of which is attached as **Exhibit "B"** and incorporated fully herein by reference.

SECTION 3. The City has previously determined, among other things, that real property described in **Exhibit "A"** hereto is blighted in that, among other things, (i) the predominance of defective and inadequate street layout and faulty layout in relation to size, adequacy, accessibility, and usefulness of such property, and its economic disuse substantially impairs the sound growth of the City, and (ii) the diversity of ownership and defective or unusual conditions of title substantially impairs or arrests the sound growth of the City. Such property as described in **Exhibit "A"** was earlier designated by the City's Governing Authority on January 7, 2025, as an "urban renewal area" as defined in the Urban Renewal Act and appropriate for an Urban Renewal Project.

SECTION 4. The Governing Authority hereby confirms and ratifies its determination made on January 7, 2025, that the Project Site is blighted, is an "urban renewal area" as defined in the Urban Renewal Act, and is appropriate for an Urban Renewal Project.

SECTION 5. That the Clerk of the Council is hereby directed to immediately submit a true and correct copy of this Resolution, once adopted, and the proposed Urban Renewal Plan to the City of Gulfport Planning Commission for review and recommendations as to conformity with the Comprehensive Plan of the development of the City as a whole, and further to direct that said Planning Commission's recommendations and findings be submitted to the City within thirty (30) days after receipt of the Urban Renewal Plan as required by Section 43-35-13 of the Urban Renewal Act.

SECTION 6. That the Clerk of the Council is hereby directed to publish the notice attached as **Exhibit "C"** in the local newspaper having general circulation within the City of Gulfport's jurisdictional

limits (*The Sun Herald*) prior to the public hearing date. The public hearing date shall be the nearest Tuesday council meeting following expiration of the minimum required legal notice days.

SECTION 7. If any one or more of the provisions of this resolution shall, for any reason, be held to be illegal or invalid, such illegality or invalidity shall not affect any of the other provisions of this resolution and this resolution shall be construed and enforced as if such illegal or invalid provision had not been contained herein.

SECTION 8. This Resolution shall be in effect immediately upon its passage and enactment according to law, or at the earliest date of effect under law, and shall be spread upon the minutes of the City's Governing Authority.

The above and foregoing Resolution, after having been first reduced to writing and read by the Clerk, was introduced by _____, seconded by _____, and was adopted by the following roll call vote:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
--------------------	--------------------	----------------------

WHEREUPON, the President declared the motion carried and the Resolution adopted, this the _____ day of _____, 2025.

(SEAL)

ATTEST:

ADOPTED:

CLERK OF THE COUNCIL

PRESIDENT

The above and foregoing Resolution submitted to and approved by the Mayor, this the
_____ day of _____, 2025.

MAYOR

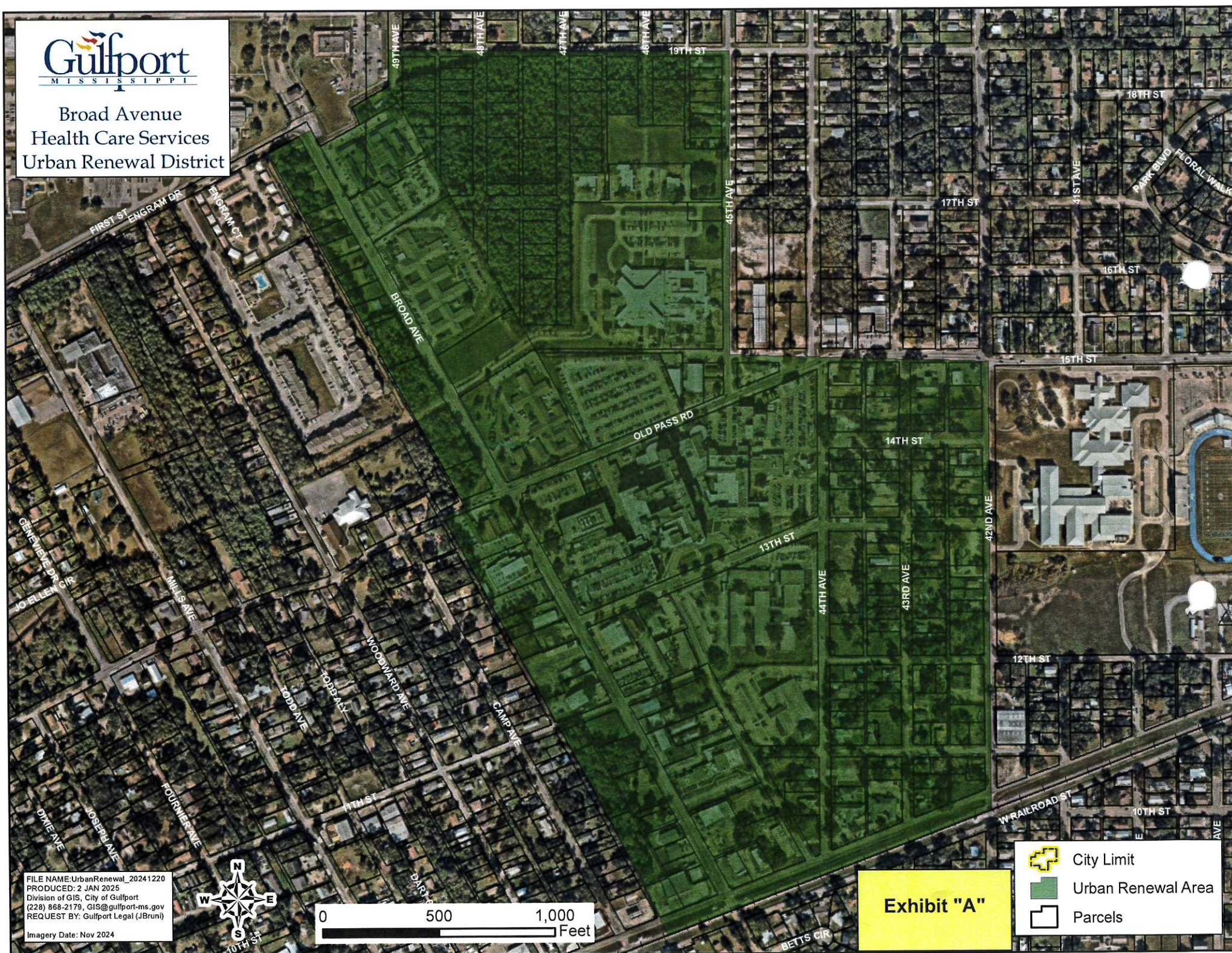


EXHIBIT "B" TO RESOLUTION

URBAN RENEWAL PLAN CITY OF GULFPORT, MISSISSIPPI HEALTH CARE SERVICES URBAN RENEWAL DISTRICT

1. Urban Renewal Plan

This Urban Renewal Plan shall constitute an urban renewal plan of the City of Gulfport, Mississippi (the "City"), pursuant to Sections 43-35-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented from time to time (the "Urban Renewal Act"), and as particularly defined in Section 43-35-13 of the Urban Renewal Act. To the greatest extent feasible, as determined by the City Council of the City of Gulfport (the "Governing Authority"), the City encourages private investment pursuant to the Urban Renewal Act in connection with this Urban Renewal Plan or any related workable program formulated pursuant to Section 43-35-9 of the Urban Renewal Act. The Gulfport Redevelopment Commission, a public body corporate and politic and as the urban renewal agency of the City ("GRC"), shall coordinate and facilitate the implementation and operation of this Urban Renewal Plan and Urban Renewal Project as contemplated herein.

2. Designation of Urban Renewal Area

The Governing Authority did by Resolution dated December 7, 2024, declare certain property located in the City, as more particularly described in **EXHIBIT 1** attached hereto, to be a "blighted area" within the meaning of Section 43-35-3(i) of the Urban Renewal Act and did designate such area as appropriate for an urban renewal project (collectively, "Designated Area"). The property described in **EXHIBIT 1** ("Project Site") is within the Designated Area and shall constitute the "Urban Renewal Area" for purposes of this Urban Renewal Plan.

3. The Urban Renewal Project

A. Hospital Ownership and City Involvement

Memorial Hospital Gulfport is a community hospital existing under the laws of the State of Mississippi and is a Government-owned nonprofit institution jointly owned by the City of Gulfport and Harrison County. This ownership structure ensures that the hospital operates with a focus on serving the community's healthcare needs as their Safety Net Hospital.

The Hospital has recently reported improved financial stability attributed to net supplemental reimbursements and internal cost-cutting initiatives, demonstrating the hospital's commitment to fiscal responsibility and its ability to provide high-quality healthcare services.

As a key healthcare provider in the region, Memorial Hospital plays a significant role in the urban renewal plan. Its presence in the Health Care Services Urban Renewal District is central to the plan's objectives of improving access to healthcare, enhancing the district's aesthetics, and fostering a sense of community.

The city's involvement in the hospital's governance underscores its commitment to ensuring that the hospital continues to serve the public effectively and contributes to the overall success of the urban renewal initiative.

Note: Potential risks and mitigation strategies will be addressed in future planning phases. This will include identifying potential challenges and developing contingency plans to ensure the successful implementation of the urban renewal plan.

B. Gulfport Redevelopment Commission's Role

The Gulfport Redevelopment Commission (GRC) is tasked with the implementation of the Broad Avenue Health Care Services Urban Renewal District Plan. The GRC is a key entity empowered by the city to oversee urban renewal projects, ensuring they align with the city's objectives and comply with state statutes.

The GRC's responsibilities would include:

1. Coordinating with various stakeholders, including city officials, healthcare institutions, and community members, to ensure the plan's successful execution.
2. Overseeing the development and improvement projects outlined in the plan, such as infrastructure upgrades, parking expansions, and the creation of green spaces.
3. Ensuring compliance with relevant laws and regulations, including public hearing requirements and displacement considerations.
4. Monitoring progress and making necessary adjustments to the plan to achieve its objectives.

The GRC's role is crucial in transforming the district into a vibrant, walkable community that meets the healthcare needs of residents and supports economic development, and allow for the future growth for the Safety Net Hospital.

Note: A detailed stakeholder engagement plan will be developed in future planning phases.

This plan will outline strategies for involving key stakeholders, including community members, healthcare professionals, and local businesses, to ensure broad support and collaboration.

C. Introduction

The Health Care Services Urban Renewal District encompasses a significant area around the existing hospital, which currently faces challenges such as inadequate parking, limited accessibility, and a lack of cohesive planning. The district is characterized by blighted areas that require revitalization to meet the needs of the community and attract healthcare professionals. These areas are critical for access by Memorial Hospital as the federal statutes mandate that a hospital campus is defined by 250 years from the primary campus for financial stability.

The primary goal of this urban renewal plan is to transform the district into a walkable, university campus-type atmosphere that fosters a sense of community and provides improved access to healthcare services, particularly for underserved populations. By enhancing the safety, aesthetics, and functionality of the district, the plan aims to create an environment that supports the recruitment and retention of top medical professionals, ultimately leading to better healthcare outcomes for residents.

This plan aligns with the broader objectives of urban renewal in the city, focusing on sustainable development, community engagement, and economic revitalization. It seeks to address the unique challenges of the district while leveraging its potential as a hub for healthcare innovation and excellence.

1. Objectives

- A. Develop a Healthcare District that is a walkable, university campus-type atmosphere.
- B. Improve access to healthcare services for underserved populations.
- C. Enhance safety and aesthetics in the district.
- D. Address parking challenges and promote sustainable transportation.
- E. Foster economic development and community revitalization.

2. Proposed Improvements

- A. Infrastructure: Upgrade streets, sidewalks, and lighting to create a pedestrian-friendly environment.
- B. Parking: Expand parking facilities and explore alternative transportation options.
- C. Green Spaces: Introduce parks and green areas to enhance the district's appeal.
- D. Mixed-Use Development: Encourage mixed-use projects that combine healthcare, residential, and commercial spaces.

E. Community Engagement: Collaborate with local stakeholders to ensure the plan aligns with community needs.

3. Implementation Strategies

- A. Collaborate with healthcare institutions to leverage their role as anchor institutions.
- B. Seek partnerships with developers, investors, and community organizations.
- C. Apply for grants and funding opportunities to support infrastructure and development projects.
- D. Conduct regular assessments to monitor progress and adjust strategies as needed.

Note: Detailed financial projections and funding strategies will be developed in future planning phases. These will include cost estimates and potential funding sources such as grants, partnerships, and other financial mechanisms.

4. Public Hearing and Displacement Considerations

In compliance with Section 43-25-13 of the Mississippi Code, the local governing body will hold a public hearing on the urban renewal project. This hearing will be publicly announced in a newspaper with general circulation in the area, detailing the time, date, place, and purpose of the hearing. The notice will also identify the urban renewal area and outline the general scope of the project.

During the public hearing, community members will have the opportunity to provide input and express concerns. The local governing body will consider this feedback before making any decisions.

5. Displacement Considerations:

- A. The plan will ensure that families displaced by the urban renewal project are relocated to decent, safe, and sanitary housing within their means, without undue hardship.
- B. The plan will align with the municipality's general plan and provide maximum opportunity for private enterprise to participate in the rehabilitation or redevelopment of the area.
- C. If the urban renewal area includes open land, the plan will address the need for housing or nonresidential uses, ensuring that such development is necessary and appropriate for the community's growth and development.

These considerations are essential to ensure that the urban renewal project is carried out responsibly and with the community's best interests in mind.

6. Conclusion

The Health Care Services Urban Renewal District plan seeks to create a thriving, inclusive community centered around healthcare excellence with access by all its community members. By addressing key challenges and leveraging strategic partnerships, the district will become a model for urban renewal and healthcare innovation.

