



# Planning Commission | Agenda

Thursday, April 24, 2025 – 4:30 PM

*City Hall – Council Chambers*  
2309 15<sup>th</sup> Street, Gulfport

- 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 - 03/27/25**

**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. Special Exception 2503SE030:  
(Deferred to April Meeting by Applicant)**

Special Exception 2503SE030, by owners Juan Ibarra and Angelical Robles, seeking approval for a bar use, Tax Parcel 0910M-02-007.000, 727 Pass Road, Zoned B-2 (General Business), Ward 3

**2. Special Exception 2501SE003 (Remanded back by City Council):**

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

**H2. Planning Commission Recommendation**

**1. Zoning Text Amendment 2505PC054:**

Zoning Text Amendment 2505PC054, by City of Gulfport, to amend Appendix A Sections I & IV(A)(9) to include trailers in definition of mobile food vendor and to require Health Department inspections to meet definition.

**I. Reports**

**J. Unfinished Business**

**K. Other Business**

**K1. Other Business**

**L. Adjournment**

**MINUTES**  
**GULFPORT CITY PLANNING COMMISSION**  
**Thursday, March 27, 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 **4:30 p.m.**
- D. **Determination of a Quorum**: A roll call was performed and a quorum was determined.

**BOARD MEMBERS PRESENT:**

WM. PRINCE JONES  
KEITH WILLIAMS  
DANIEL KEATING  
BILL WILLIAMS  
HAROLD SPANN  
TIM DAIGLE JR  
DOUG HANCOCK

**BOARD MEMBERS ABSENT:**

CHARLIE HEWES  
BRYAN JACOBS  
VIRGINIA ADOLPH  
CHRIS ROMANO

**STAFF MEMBERS PRESENT:**

GREG HOLMES  
MATILDA WELCH  
SU-LIN FEATHERSTON  
JONATHAN TARDIFF  
SAMUEL SWEETING

**COURT REPORTER:**

E. **Confirmation of Agenda**:

F. **Adoption of Minutes**:

Motion by **Mr. Daigle** and seconded by **Mr. Hancock** to approve Minutes of the **March 11, 2025**, Planning Commission meeting was carried unanimously.

G. **Hearing of Cases**:

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

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

**G3. Routine Agenda**

**H1. Planning Commission Decisions**

**1. Planning Commission Approval 2503PC041:**

Planning Commission Approval 2503PC041, by agent Miguel A. Hernandez, seeking approval for a church use, Tax Parcel 1010H-01-044.000, 2238 East Pass Road, Zoned B-2 (General Business), Ward 5

**Speaking for the Petition: Mr. Miguel Hernandez**

**Speaking against the Petition: None**

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

**Second: Mr. Jones**

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

**Action: Motion carried unanimously.**

**2. General Plan 2503PC043:**

General Plan 2503PC043, by agent Tuong Xuan Nguyen, seeking approval for a townhome subdivision plan with 10 lots and 2 outparcels, Tax Parcels 0911B-02-015.000, 0911B-02-015.002, 30 E Beach Blvd, Zoning T6 (Urban Core Zone), Ward 2

**Speaking for the Petition: Mr. Tony Vu**

**Speaking against the Petition: None**

**Motion: Mr. Daigle – to approve with all stated department conditions and that the cul-de-sac on a fire apparatus access road shall be 96 feet in diameter.**

**Second: Mr. Hancock**

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

**Action: Motion carried unanimously.**

**I. Adjournment**

There being no further business , a Motion was made by 4:43 p.m to adjourn, seconded by Mr. Jones and carried unanimously. The meeting adjourned at Mr. Spann.

\_\_\_\_\_  
William Prince Jones, Secretary

Date: \_\_\_\_\_



URBAN DEVELOPMENT  
PLANNING & ZONING  
PO BOX 1780 | GULFPORT, MS | 1410 24<sup>TH</sup> AVENUE  
228.868.5710 | [PLANNERS@GULFPORT-MS.GOV](mailto:PLANNERS@GULFPORT-MS.GOV)

## PLANNING COMMISSION CASE # [INSERT]

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**Hearing Date: Thursday, April 24, 2025**

**Planning Commission Decision**



URBAN DEVELOPMENT  
PLANNING & ZONING  
PO BOX 1780 | GULFPORT, MS | 1410 24<sup>TH</sup> AVENUE  
228.868.5710 | [PLANNERS@GULFPORT-MS.GOV](mailto:PLANNERS@GULFPORT-MS.GOV)

## PLANNING COMMISSION CASE # [INSERT]

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**Hearing Date: Thursday, April 24, 2025**

**Special Exception 2503SE030:**

**(Deferred to April Meeting by Applicant) Special Exception 2503SE030, by owners Juan Ibarra and Angelical Robles, seeking approval for a bar use, Tax Parcel 0910M-02-007.000, 727 Pass Road, Zoned B-2 (General Business), Ward 3**

# Technical Report

## *SPECIAL EXCEPTION*

### ***GENERAL INFORMATION***

Case File Number: 2504SE030

Hearing Date: Zoning Board April 17, 2025  
Planning Commission April 24, 2025

Current Zoning/Use: B-2 / Commercial Structure

Legal: Variance 2503SE030, by owners Juan Ibarra and Angelical Robles, seeking approval for a bar use, Tax Parcel 0910M-02-007.000, 727 Pass Road, Zoned B-2 (General Business), Ward 3

### ***TECHNICAL DETAILS***

The applicant is requesting a Special Exception for approval of a bar/lounge use at 727 Pass Road. The property in this application is zoned B-2, so the zoning requires special exception for this use. The applicant states that the proposed bar at 727 Pass Road has been designed with careful attention to automotive and pedestrian safety, also ingress and egress points are strategically located to ensure smooth traffic flow. Upon site visit, the proposed bar/lounge will have sufficient off-street parking. According to the current parking ordinance the proposed use would require one space per 300 square feet of gross-floor area. As the building is approximately 2400 square feet, they will be using an estimated customer service area of approximately 900 square feet. A bar use requires 1 parking space per 50 square feet of space used for customer service plus 1 space for each 2 employees. According to the site plan they show 17 parking spaces and 1 handicap parking space. They are also seeking approval from the Zoning Board for the approval of 17 parking spaces where 20 are required, case # 2503ZB028, for their site plan to be appropriate. The applicant claims that the business is compatible with the adjacent properties. The last business that was located at this address was Window King, LLC. Upon staff review of the surrounding area, the Gulfport School District Bus Barn and Maintenance is located across the street. There also is a Tobacco & Beer Discount House and Dollar General located on opposite corners of Gulf Avenue and Pass Road. The next street over behind the proposed bar/lounge is Mississippi Street, which is a R-2 residential district.

### ***EXECUTIVE SUMMARY***

The zoning ordinance requires that liquor stores or freestanding lounges obtain special exception prior to licensing and are only permitted as such in the following zoning districts: B-1, B-2, B-4, T5, and T6. In review of this application and documents submitted by the applicant, the requested Zoning Board of Adjustments and Appeals approval for the use of a bar/lounge is consistent with the requirements in the City of Gulfport's Chart of Permitted Uses.

Any approval should consider these conditions:

# Technical Report

## SPECIAL EXCEPTION

1. Must comply with all current Building Codes and City of Gulfport Ordinances.
2. Disapproved by Code Enforcement. Multiple code violations on property, biggest being operating a business without a license. Property was also turned into the MS Health Department for operating a restaurant without water or power at the location. The two properties to the East are also owned by the owners and have recurring code violations.
3. Must apply for a privilege license.

### ***DEPARTMENTAL CONDITIONS***

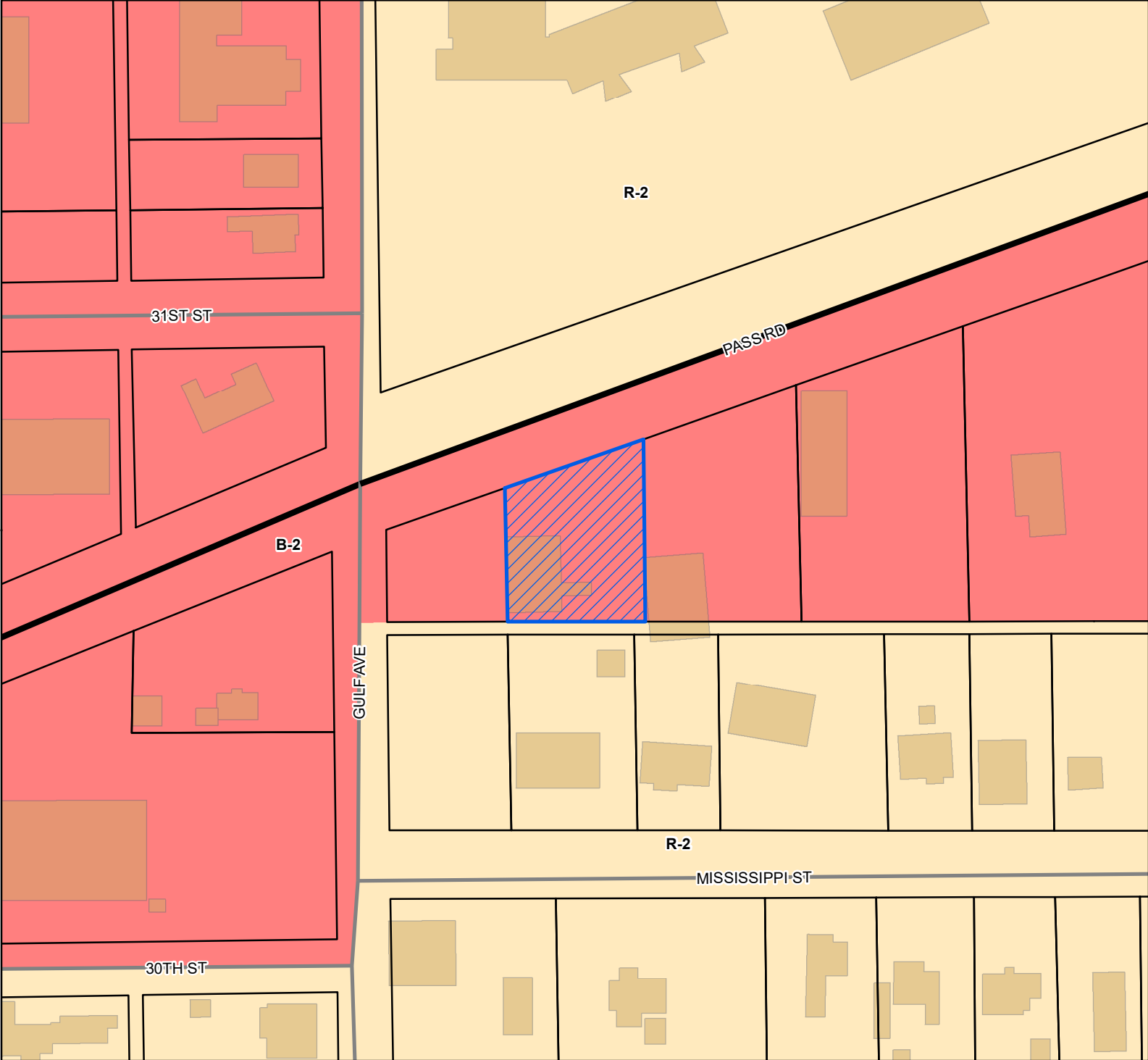
<b><u>Engineering:</u></b>	No conditions. Memo dated 4/2/2025.
<b><u>Public Works:</u></b>	No conditions. Memo dated 4/7/2025.
<b><u>Traffic and Safety:</u></b>	No conditions. Memo dated 4/2/2025.
<b><u>Building Code Services:</u></b>	Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 4/2/2025.
<b><u>GIS:</u></b>	No conditions. Memo dated 4/3/25.
<b><u>Police Department:</u></b>	No comment as of 4/2/2025.
<b><u>Fire Department:</u></b>	No conditions. Memo dated 4/2/2025.
<b><u>City Arborist:</u></b>	No conditions. Memo dated 4/2/2025.
<b><u>Code Enforcement</u></b>	Disapproved. Multiple code violations on property, biggest being operating a business without a license. Property was also turned into the MS Health Department for operating a restaurant without water or power at the location. The two properties to the East are also owned by the owners and have recurring code violations. Memo dated 4/2/2025.

### ***DIRECTOR APPROVAL***

This report has been reviewed and approved by:

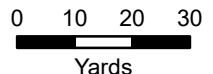


\_\_\_\_\_  
Greg Holmes  
Director of Urban Development Department



- Site
- US or State Highway
- Street
- Parcels
- Buildings
- City Limit
- Zoning**
- B-2 - General Business District
- R-2 - Single Family Residence District (Medium Density)

**Site Information**  
 0910M-02-007.000  
 Zoning: B-2 (General business)  
 Size: 11334.05 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.



KMS2275@columbia.edu

**OWNER:**

Juan Ibarra  
Printed Name of Owner  
840 Commerce Street  
Mailing Address  
Gulfport MS 39507  
City State Zip Code  
(802) 596-4696  
Home Phone Work/Cell Phone  
(802) 684-5358 KMS2275@columbia.edu  
Email  
Signature of Owner

**AGENT:**

Printed Name of Agent  
Mailing Address  
City State Zip Code  
Home Phone Work/Cell Phone  
Email  
Signature of Agent

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application. We can only accept applications with original signatures.

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

Name of Owner (PRINT) Angelica Robles  
Address (Street, City, State, Zip Code) 840 Commerce St, Gulfport, MS 39507  
Phone (Home) 802-596-4696 (Work) (Cell)  
Tax Parcel Number(s) Owned: 09 10 M-02-007.000  
Signature:

Name of Owner (PRINT)  
Address (Street, City, State, Zip Code)  
Phone (Home) (Work) (Cell)  
Tax Parcel Number(s) Owned:  
Signature:

Name of Owner (PRINT)  
Address (Street, City, State, Zip Code)  
Phone (Home) (Work) (Cell)  
Tax Parcel Number(s) Owned:  
Signature:



# COVENANT AFFIDAVIT

I, Juan Ibarra being property owner or agent of the property 727 Pass Rd  
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature]  
SIGNATURE

1-24-2025  
DATE

## STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 24th day of January, 2025

[Signature]  
NOTARY PUBLIC

05/22/2027  
COMMISSION EXPIRATION




To Whom It May Concern:

We are Juan Ibarra and Angelica Robles, and we are establishing a bar at 727 Pass Road, Gulfport, MS 39501. We hereby state that we are not infringing on the distance requirement for a free-standing lounge.

  
\_\_\_\_\_  
SIGNATURE

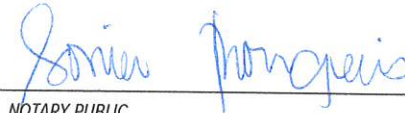
1-17-2025  
\_\_\_\_\_  
DATE

  
\_\_\_\_\_  
SIGNATURE

1-17-2025  
\_\_\_\_\_  
DATE

**STATE OF MISSISSIPPI | COUNTY OF HARRISON**

Given under my hand and seal of office this the 17<sup>th</sup> day of January, 2025

  
\_\_\_\_\_  
NOTARY PUBLIC

04/24/2026  
\_\_\_\_\_  
COMMISSION EXPIRATION



Special Exemption Request for 727 Pass Road, Gulfport, MS 39501  
Parcel Number: 0910M-02-007.000  
Proposed Use: Bar Establishment

**Applicant Information:**

Owner Names: Juan Ibarra & Angelica Robles  
Address: 840 Commerce St, Gulfport, MS 39507

**Contact Information:**

Phone: (862) 596-4696  
Email: kms2275@columbia.edu

*estimated customer service  
area is approximately  
900 sq.ft.*

**Statement Regarding the Proposed Bar at 727 Pass Road**

**Ingress and Egress**

The proposed bar at 727 Pass Road has been designed with careful attention to automotive and pedestrian safety. Ingress and egress points are strategically located to ensure smooth traffic flow, with designated entrances and exits to minimize congestion and avoid disruptions to adjacent roadways. The layout prioritizes convenience while maintaining accessibility for emergency vehicles in case of fire or other catastrophes. Adequate lighting will be installed to enhance visibility and promote safety for both vehicles and pedestrians.

**Off-Street Parking and Loading Areas**

The property includes sufficient off-street parking to accommodate patrons, ensuring that nearby roadways remain free of obstruction. Dedicated loading areas are provided to minimize interference with traffic flow during deliveries. Noise, glare, and odor have been mitigated through strategic placement of these facilities, minimizing impact on neighboring properties and ensuring compliance with district standards.

**Refuse and Service Areas**

Refuse and service areas are located at the rear of the property, screened to minimize visibility and mitigate any potential odor. Regular waste removal schedules will prevent accumulation, ensuring cleanliness and reducing impact on surrounding properties. These areas are positioned to ensure safe and efficient access for service vehicles without disrupting traffic or pedestrian activity.

**Utilities**

The property is serviced by existing utilities, with infrastructure sufficient to meet the needs of the proposed bar. Connections will be made in a manner that ensures compatibility with existing systems, minimizing any disruptions to service for neighboring properties.

**Screening and Buffering**

Appropriate screening and buffering, including landscaping and fencing, will be utilized to separate the property from adjacent properties. These measures are designed to enhance privacy, reduce noise transmission, and maintain the aesthetic character of the area. The type and

dimensions of screening will be consistent with local ordinances and compatible with neighboring properties.

### **Signs and Exterior Lighting**

Proposed signage will be minimal, with designs that ensure visibility without creating unnecessary glare or distractions for drivers. Exterior lighting will be installed to enhance security and visibility while being carefully positioned to avoid spillover into adjacent properties. The overall design will harmonize with the district's aesthetic, ensuring economic and visual compatibility.

### **Required Yards and Open Space**

The property includes required yards and open spaces that adhere to district regulations. These spaces contribute to the overall aesthetic and functionality of the property while providing an additional buffer between the bar and neighboring properties.

### **General Compatibility**

The proposed bar aligns with the character of the district, complementing nearby commercial properties while maintaining compatibility with adjacent residential areas. Noise and activity levels will be managed to ensure minimal disruption, and all structures and facilities are designed to blend harmoniously with the surrounding area.

### **Overview of Why the Special Exception Will Be in Harmony with the General Purpose and Intent of the Zoning Ordinance**

The special exception for the proposed bar at 727 Pass Road is consistent with the general purpose and intent of the Zoning Ordinance, which aims to encourage appropriate development that fosters economic growth while preserving the character and livability of the district. This proposal enhances the vibrancy of the area by providing a commercial establishment that serves local patrons while maintaining sensitivity to surrounding properties. The design and operations of the bar will promote safe, convenient access and minimize any adverse impacts, ensuring that the use of the property will blend harmoniously with the established zoning goals. Additionally, the proposal supports the economic and social needs of the community without compromising the quality of life for nearby residents.

### **Conclusion**

The proposed bar at 727 Pass Road has been thoughtfully planned to ensure it integrates seamlessly into the district. With careful consideration of traffic flow, parking, noise, and compatibility with neighboring properties, this establishment will not only meet but exceed the requirements for safety, convenience, and harmony within the area. It is our belief that the addition of this bar will serve as an asset to the community, offering a welcoming space while maintaining respect for the surrounding environment and its residents.

Special Exemption Request for 727 Pass Road, Gulfport, MS 39501  
Parcel Number: 0910M-02-007.000  
Proposed Use: Bar Establishment

**Applicant Information:**

Owner Names: Juan Ibarra & Angelica Robles  
Address: 840 Commerce St, Gulfport, MS 39507  
Contact Information:  
Phone: (862) 596-4696  
Email: kms2275@columbia.edu

**Statement Regarding the Proposed Bar at 727 Pass Road**

**Transportation and Access**

The proposed bar at 727 Pass Road has been designed with careful attention to transportation and access considerations. The ingress and egress points are strategically located to ensure safe and efficient vehicle flow, minimizing disruption to the surrounding traffic patterns. The property includes designated pedestrian pathways, clearly marked for safety, and lighting to ensure visibility during evening hours. The layout of the property promotes safe access for emergency vehicles in the event of fire or other catastrophic situations, meeting all necessary fire codes and emergency response guidelines. Overall, the design prioritizes convenient access while maintaining traffic safety in line with local ordinances.

**Water Supply and Waste Disposal**

The proposed bar will be connected to the existing municipal water supply and waste disposal systems. Water usage has been estimated based on typical commercial operations, ensuring adequate supply for both regular service and any potential emergency needs. Waste disposal will be handled through the current municipal waste system, with appropriate facilities on-site for refuse and recycling. Measures will be taken to ensure waste management does not adversely affect the surrounding area, maintaining cleanliness and minimizing odor or other environmental impacts.

**Fire, Police Protection, and Other Public Facilities**

The property is within the service areas for local fire and police departments, ensuring swift response times in case of emergency. The bar will comply with all fire safety regulations, including the installation of necessary fire suppression systems, exits, and signage. In addition, the building will be equipped with appropriate security systems to maintain safety during business hours and to deter any unlawful activity. The proposed establishment will not place undue strain on local public services, as it is designed to integrate smoothly into the existing infrastructure without requiring significant additional resources.

**Traffic and Hazard Considerations**

Careful consideration has been given to ensuring the proposed bar does not cause undue traffic congestion or create a traffic hazard. Parking areas are designed to accommodate the expected volume of patrons without impacting nearby roadways or creating congestion on adjacent streets.

Traffic flow patterns are designed to keep vehicles moving efficiently, with clear signage and appropriate turning lanes to facilitate safe entry and exit. Moreover, the site plan has been reviewed to ensure that access points do not disrupt existing traffic patterns, and appropriate adjustments have been made to maintain pedestrian and vehicular safety.

**Harmony with the Orderly Development of the District**

The proposed bar aligns with the district's zoning intent, contributing positively to the area's development while maintaining compatibility with neighboring properties. The design emphasizes the safety and convenience of the public, ensuring that the establishment operates smoothly without impeding traffic, placing undue pressure on public services, or disrupting the overall harmony of the district. The property will be developed with respect for the surrounding commercial and residential spaces, adhering to all zoning regulations to ensure that its operation fits well within the orderly and appropriate development of the area.

**Conclusion**

The proposed bar at 727 Pass Road has been thoughtfully designed with careful attention to transportation, access, public utilities, safety, and compatibility with the surrounding district. It is our belief that this establishment will serve as an asset to the community, supporting local businesses and contributing to the district's economic and social vibrancy, all while minimizing any potential disruptions to traffic, public services, and the quality of life for nearby residents.

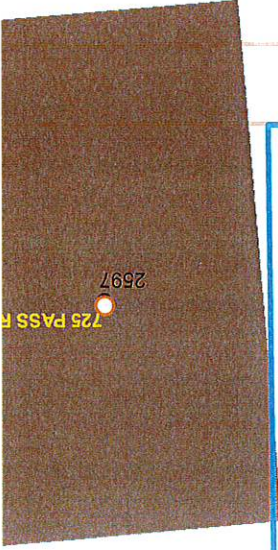
0910M-02-024.000

0910M-02-024.001

0910M-02-024.002



378



2597

725 PASS R

0910M-02-008.000

0910M-02-007.000

0910M-02-006.000



PASS RD

0910M-01-004.000



1st JUDICIAL DISTRICT  
 INSTRUMENT 2022-0028548-D-J1  
 FILED/RECORDED 11/23/2022 8:48:01 AM  
 TOTAL FEES \$28.00  
 3 PAGES RECORDED

**Our File: B220969**  
 Prepared by & return to:  
 Schwartz, Orgler & Jordan, PLLC  
 PO Box 4682 Biloxi MS 39535, 228-388-7441

Index: Exempt

STATE OF MISSISSIPPI  
 COUNTY OF HARRISON

**WARRANTY DEED**

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

DJT PROPERTIES OF MS, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, SUCCESSOR BY NAME

CHANGE TO DJT PROPERTIES, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY,

21 Chateau Magdeline, Kenner, LA 70065, 228-365-7421,

does hereby sell, convey and warrant unto

JUAN IBARRA AND ANGELICA ROBLES,

840 Commerce Street, Gulfport, MS 39507, 862-596-4696

as tenants by the entirety 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:

See Attached Exhibit "A".

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.

Grantor herein does hereby sell convey and quitclaim to the Grantee the following described property, which is more particularly described as follows, to-wit:

**Lots Eleven (11), Twelve (12), Thirteen (13) and the East 20 feet of Lot Fourteen (14), of the Extension of Phelps Subdivision, City of Gulfport, as per the official map or plat of said subdivision on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, MS.**

*910 m. 02-006-000*

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

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

IN WITNESS WHEREOF, DJT Properties of MS, LLC, a Mississippi Limited Liability Company, has caused this conveyance to be executed by its duly authorized officer, after having first been duly authorized to do so, on this the 21st day of November, 2022.

DJT Properties of MS, LLC, a Mississippi Limited Liability Company

BY: Todd J. Cantor  
Todd J. Cantor, Manager and Sole Member

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Todd J. Cantor, who acknowledged that he is Manager and Sole Member of DJT Properties of MS, LLC, a Mississippi Limited Liability Company, and as its act and deed, he signed, sealed and delivered, the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity after having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 21st day of November, 2022.

[Signature]  
NOTARY PUBLIC

My Commission Expires:  
\_\_\_\_\_

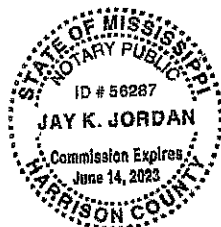


EXHIBIT "A"

PARCEL I

Lots Eleven (11), Twelve (12), Thirteen (13) and the East 20 feet of Lot Fourteen (14), of PHELPS SUBDIVISION, being a subdivision of Block Two (2) of Manhattan Addition to the City of Gulfport, as per the official map or plat of said subdivision on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 15 at Page 46, (copy Book 6A at Pg. 574).

0910M-02-002.000

PARCEL II

The West Ten (10) feet of Lot Fourteen (14), all of Lots Fifteen (15), Sixteen (16), and Seventeen (17), PHELPS SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 15 at Page 46 thereof, reference to which is hereby made in aid of and as a part of this description. LESS AND EXCEPT: That parcel of land deeded to AL CAVAGNARO as described in Land Deed Book 847 at Page 159.

0910M-02-007.000

PARCEL III

Lots Eighteen (18), Nineteen (19), and Twenty (20), PHELPS SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 15 at Page 46 thereof, reference to which is hereby made in aid of and as a part of this description.

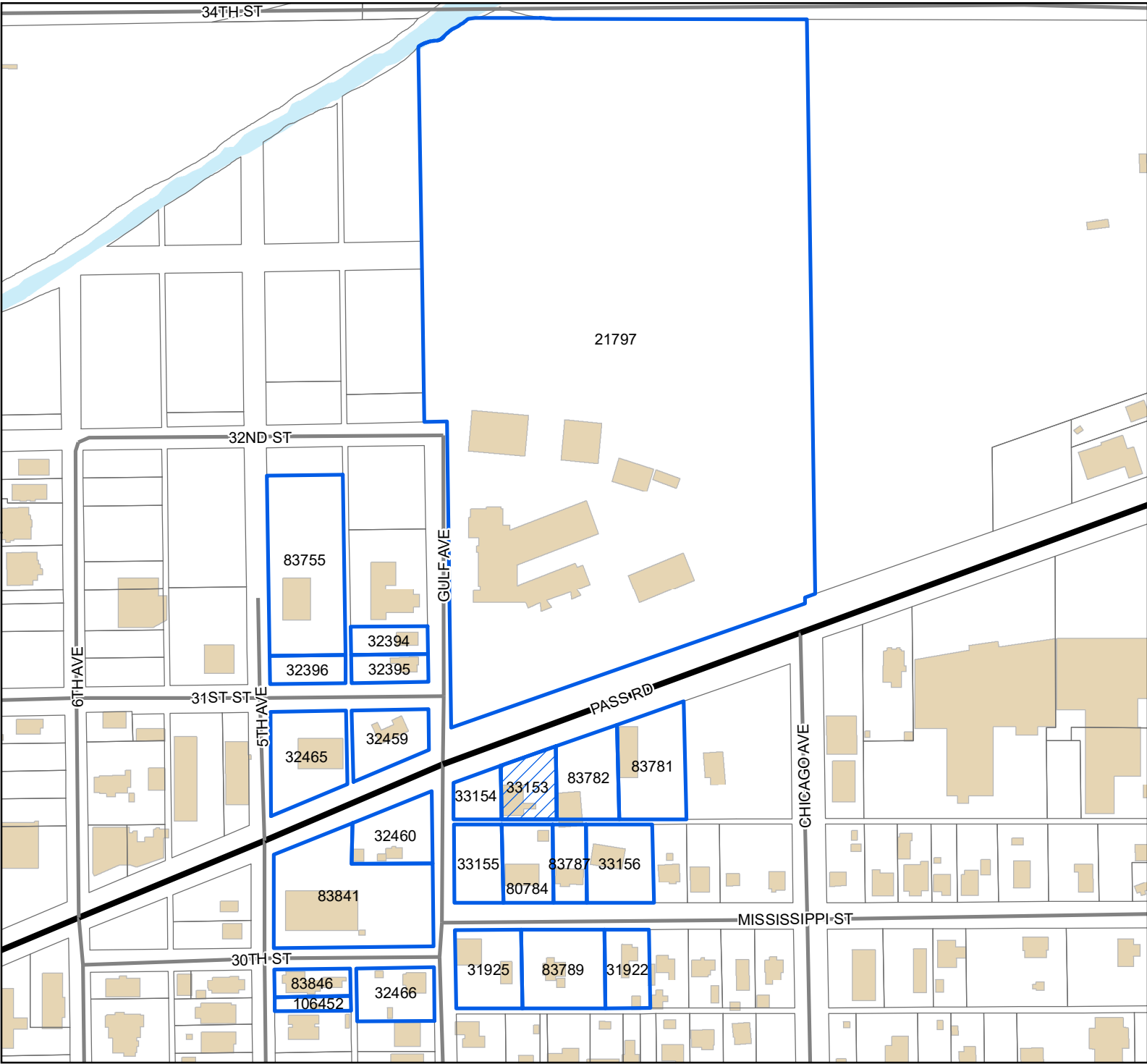
0910M-02-008.000

PARCEL IV



Lots 29, 30, 31 and 32 of PHELPS SUBDIVISION, to the City of Gulfport, Mississippi, as shown by the official map or plat of said Phelps Subdivision on file and of record in Plat Copy Book 6-A at page 574 of the Record of Plats of Harrison County, First Judicial District, Mississippi, together with all improvements situated thereon and all appurtenances in any wise appertaining thereto.

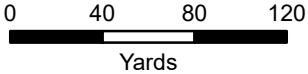
0910M-02-023.000

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	83782	0910M-02-006.000	IBARRA JUAN & ROBLES ANGELICA (OWNER)	840 COMMERCE STREET	GULFPORT	MS	39507
			<b>Adjacent Property Owners (2503SE030)</b>				
N	83782	0910M-02-006.000	IBARRA JUAN & ROBLES ANGELICA	840 COMMERCE STREET	GULFPORT	MS	39507
	33154	0910M-02-008.000	DJT PROPERTIES LLC	1200 BEACCH DR STE 1106	GULFPORT	MS	39507
N	33153	0910M-02-007.000	DJT PROPERTIES LLC	1200 BEACH DR STE 1106	GULFPORT	MS	39507
	21797	0910M-01-004.000	GULFPORT MUNICIPAL SEP SCH DIST	2010 15TH ST	GULFPORT	MS	4E+08
	32465	0910M-01-014.000	SLADE JEANNYE Z & LARRY	810 PASS RD	GULFPORT	MS	39501
	32396	0910M-01-015.000	D R WALKER INC	3108 5TH AVE	GULFPORT	MS	39501
N	83755	0910M-01-016.000	D R WALKER INC	3108 5TH AVE	GULFPORT	MS	39501
	83781	0910M-02-005.000	IBARRA-HERRERA JUAN GERARDO &	ANGELICA MARIA ROBLES RIVERA	GULFPORT	MS	39507
N	80784	0910M-02-024.001	GRIEBEL ALFRED GENE	724 MISS ST	GULFPORT	MS	39501
N	33155	0910M-02-024.000	GRIEBEL ALFRED GENE	724 MISSISSIPPI ST	GULFPORT	MS	39501
	83789	0910M-02-026.000	SULLIVAN CURTIS R -ESTATE-	729 MISSISSIPPI ST	GULFPORT	MS	39501
	106452	0910M-03-022.003	HAYNIE THELMA L -L/E-	2932 5TH AVE	GULFPORT	MS	39501
	32460	0910M-03-001.000	STRICKLAND TERRY & FAIRLEY REBECA N	4811 KENDALL AVE	GULFPORT	MS	39507
N	33156	0910M-02-023.000	DJT PROPERTIES LLC	1200 BEACH DR STE 1106	GULFPORT	MS	39507
	32395	0910M-01-012.000	KENNEDY JOHN C II & RUTHIE N	1815 22ND AVE	GULFPORT	MS	39501
	31922	0910M-02-027.000	LABAT MYRON B JR & CHERIE A	8218 RIDGEWOOD DR	KILN	MS	39556
	83846	0910M-03-023.000	ALDERMAN CHARLES L -ESTATE-	2932 5TH AVE	GULFPORT	MS	39501
	32394	0910M-01-011.000	GARNER JOSHUA ANDREW	12189 MCCANDISS DR	GULFPORT	MS	39503
	32459	0910M-01-013.000	VANIAK INC	P O BOX 6605	GULFPORT	MS	39506
	83787	0910M-02-024.002	GRIEBEL ALFRED G & SHEILA	724 MISSISSIPPI ST	GULFPORT	MS	39501
	31925	0910M-02-025.000	HERRERA JAUN G IBARRA ETAL	840 COMMERCE ST	GULFPORT	MS	39507
	32466	0910M-03-004.000	WALLACE JERRY D SR & CARMILLIA D	2931 GULF AVE	GULFPORT	MS	39503
	83841	0910M-03-003.000	STICE-HILL HOLDING LC	7650 OLD HAMMOND HWY	BATON ROUGE	LA	70809



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 Hispan

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	Cols	Depth
36845	650627	Print Legal Ad-IPL02258660 - IPL0225866		1	47 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, April 24, 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.

**Special Exception 2503SE030.**  
 by owners Juan Ibarra and Angelical Robles, seeking approval for a bar use, Tax Parcel 0910M-02-007.000, 727 Pass Road, Zoned B-2 (General Business), Ward 3.

**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

**Zoning Text Amendment 2505PC054.** by City of Gulfport, to amend Appendix A Sections I & IV(A) (9) to include trailers in definition of mobile food vendor and to require Health Department inspections to meet definition.

This the 2nd day of April 2025  
 Keith Williams, Chairman  
 City of Gulfport Planning Commission  
 IPL0225866  
 Apr 9 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:  
 04/09/25

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.

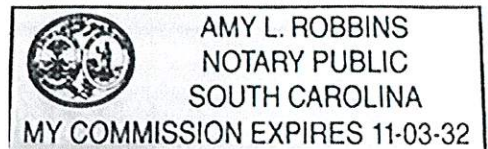
*Mary Castro*

Sworn to and subscribed before me this 10th day of April 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 24<sup>TH</sup> AVENUE  
228.868.5710 | [PLANNERS@GULFPORT-MS.GOV](mailto:PLANNERS@GULFPORT-MS.GOV)

## PLANNING COMMISSION CASE # [INSERT]

---

**Hearing Date: Thursday, April 24, 2025**

**Special Exception 2501SE003 (Remanded back by City Council): 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**

# **Technical Report**

## *SPECIAL EXCEPTION*

### ***GENERAL INFORMATION***

Case File Number: 2501SE003

Hearing Date: Planning Commission April 24, 2025

Current Zoning/Use: B-2 / Commercial Structure

Legal: 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

### ***TECHNICAL DETAILS***

The applicant is seeking approval for a liquor store use. In regards to Ingress and Egress, the applicant states that they will provide designated entry and exit points that prioritize safety and convenience as well as minimize potential bottlenecks. The applicant states they will provide sufficient off-street parking and claims that unloading and loading will be done in a secluded area to not impact customer ingress and egress. The City of Gulfport's off-street parking ordinances require 1 parking space per 300 square feet of gross floor area. The building requires 15 parking spaces and 1 handicap for a liquor store use. The applicant states that no significant alterations or disruptions to current utilities are anticipated. In regards to screening and buffering, the applicant states that they plan to include measures such as shrubs, trees, and fencing to provide attractive barriers to adjacent properties. In regards to signs and exterior lighting, required yards and open space, and compatibility with adjacent properties, the applicant plans to adhere to all zoning regulation with the intent of making the property as appealing as possible. It is clear to staff that many uses of similar commercial intensity are along Pass Road and the liquor store would be harmonious with the area. The surrounding uses include auto sales, gas station (filling station), as well as many types of retail. However, it should be noted that the property is adjacent to residential zoning to the south.

### ***EXECUTIVE SUMMARY***

The applicant is seeking approval for a liquor store use. The applicant states they will provide sufficient off-street parking and claims that unloading and loading will be done in a secluded area on site to not impact customer ingress and egress. The City of Gulfport's off-street parking ordinances require 1 parking space per 300 square feet of gross floor area. The building requires 15 parking spaces and 1 handicap for a liquor store use. The provided site plan includes the necessary parking to adhere to the City of Gulfport's parking regulation. It is clear to staff that many uses of similar commercial intensity are along Pass Road and the liquor store would be harmonious with the area. The surrounding uses include auto sales, gas station (filling station), as well as many types of retail. The applicant intends on using the current city utilities and services that the site provides. It is clear to staff that a liquor store use would be in harmony with the area. Case was appealed to City Council who remanded the case back to Planning Commission due to no transcript being present for the meeting.

**Technical Report**  
*SPECIAL EXCEPTION*

Any approval should consider these conditions:

1. Approval would allow for a liquor store use contingent on approval from the Planning Commission.
2. Must comply with all current Building Codes and City of Gulfport Ordinances.

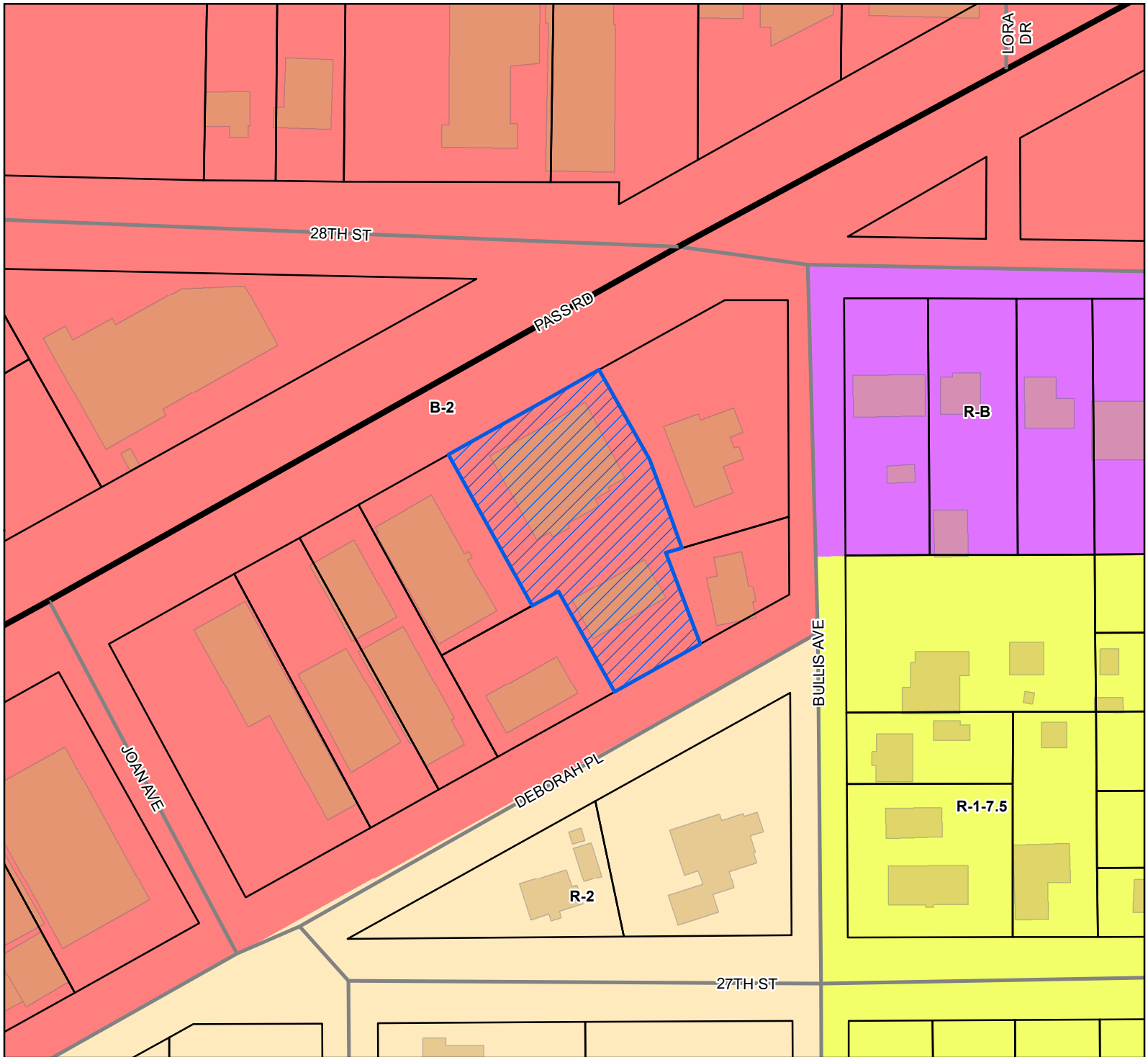
***DEPARTMENTAL CONDITIONS***







- Engineering:** No conditions. Memo dated 4/2/2025.
- Public Works:** No comment as of 4/11/2025.
- Traffic and Safety:** No conditions. Memo dated 4/2/2025.
- Building Code Services:** Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 4/2/2025.
- GIS:** No conditions. Memo dated 4/8/2025.
- Police Department:** No comment as of 4/11/25.
- Fire Department:** No conditions. Memo dated 4/2/2025.
- City Arborist:** No conditions. Memo dated 4/2/2025.

***DIRECTOR APPROVAL***





This report has been reviewed and approved by:

  
\_\_\_\_\_  
Greg Holmes  
Director of Urban Development Department

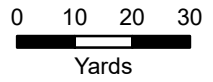


-  Site
-  US or State Highway
-  Street
-  Parcels
-  Buildings
-  City Limit

**Zoning**

-  B-2 - General Business District
-  R-1-7.5 - Single Family Residence District (Low Density)
-  R-2 - Single Family Residence District (Medium Density)
-  R-B - Residence-Business District

**Site Information**  
 0811A-05-004.000  
 Zoning: B-2 (General Business)  
 Size: 22137.01 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.



**OWNER:**

SADGURU SAI LLC

Printed Name of Owner

Damodara kunche.

Mailing Address

Mobile AL 36695

City State Zip Code

Home Phone

Work/Cell Phone

251-751-1846

Email

dkunche@yahoo.com

Signature of Owner

Damodara

**AGENT:**

WILLIAM E. KNESAL, JR

Printed Name of Agent

980 COURTHOUSE RD, APT 901

Mailing Address

GULFPORT MS 39507

City State Zip Code

228-547-4339

Home Phone

Work/Cell Phone

bill.knesal@knesalengineering.com

Email

William E Knesal

Signature of Agent

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application. We can only accept applications with original signatures.

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

Name of Owner (PRINT) SRIDHAR SANAKA

Address (Street, City, State, Zip Code) 8530 Rosebud Dr N, Mobile, AL 36695

Phone (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) 251-635-2337

Tax Parcel Number(s) Owned: 0811A-05-004-000

Signature: Sridhar S

Name of Owner (PRINT) Damodara kunche

Address (Street, City, State, Zip Code) 3210 Wynnfield Dr W, Mobile, AL-36695

Phone (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) 251-751-1846

Tax Parcel Number(s) Owned: 0811A-05-004-000

Signature: Damodara

Name of Owner (PRINT) \_\_\_\_\_

Address (Street, City, State, Zip Code) \_\_\_\_\_

Phone (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) \_\_\_\_\_

Tax Parcel Number(s) Owned: \_\_\_\_\_

Signature: \_\_\_\_\_



**DESIGNATION OF AGENT**

I, Damodara Lunche being property owner of 1227 & 1229 Pass Road, Gulfport  
PRINT NAME PRIMARY ADDRESS OR PARCEL  
which is the subject of this application hereby authorize WILLIAM E. KNESAL, JR to act as  
PRINT NAME  
my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning  
Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

Damodara Lunche SIGNATURE 12/2/24 DATE

**STATE OF MISSISSIPPI | COUNTY OF HARRISON**

Given under my hand and seal of office this the 2nd day of Dec, 20 24

Tamye Sekul  
NOTARY PUBLIC





# COVENANT AFFIDAVIT

I, Damodara Kunchu being property owner or agent of the property 12278 1229 Pass Road, Gulfport which is the subject of this application, hereby state that this variance request is not in violation of any restrictive or protective covenants.

Damodara Kunchu  
SIGNATURE

12/2/24  
DATE

## STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 2nd day of Dec, 20 24

Tamye Sekul  
NOTARY PUBLIC

COMMISSION EXPIRATION

## **Written Statement to Zoning Board of Adjustment and Appeals for Proposed Liquor Store**

We respectfully submit this statement for your consideration regarding our request to open a new liquor store. We believe this establishment will contribute positively to the community, and we are committed to adhering to the zoning standards and addressing all requirements to ensure harmony and compatibility with the neighborhood. Below is a detailed overview of how we plan to address each of the considerations requested.

### **1. Ingress and Egress**

Our design plans for ingress and egress prioritize the safety and convenience of both automotive and pedestrian traffic. We will provide designated entry and exit points for vehicles that align with local traffic flow patterns, ensuring smooth movement and minimizing any potential bottlenecks. Pedestrian access will be well-marked, with sidewalks and crosswalks leading to the main entrance to enhance pedestrian safety. Emergency access for fire and other catastrophic events has been planned, with clear routes for emergency vehicles to enter and exit the property efficiently.

### **2. Off-Street Parking and Loading Areas**

We will provide sufficient off-street parking to meet local regulations and accommodate expected customer traffic, thereby reducing any overflow parking on nearby streets. Loading and unloading will be conducted in designated areas that are secluded from customer parking to avoid interference with customer ingress and egress. Our aim is to minimize any adverse effects on adjoining properties, including economic impact, noise, glare, and odor. Loading areas will operate only during business hours and in a manner that does not disturb neighboring properties.

### **3. Refuse and Service Areas**

Refuse and service areas will be carefully situated and enclosed to prevent any visual disturbance and contain any odors. These areas will be located away from customer access points and adjoining properties, ensuring minimal disruption to neighbors. Regular waste collection schedules will help maintain cleanliness, and these areas will be well-maintained to prevent any attraction of pests or rodents.

### **4. Utilities**

All utility connections, including water, electricity, and waste management, will be strategically planned for accessibility, compatibility, and minimal disruption. Our building design aligns with the location of existing utilities, and no significant alteration or disruption to existing utility services in the area is anticipated. Any necessary upgrades will comply with local regulations and ensure compatibility with neighboring systems.

### **5. Screening and Buffering**

To maintain privacy and enhance aesthetics, we plan to include landscaped screening and buffering measures. Shrubs, trees, and fencing will provide natural and attractive barriers between the property and adjacent properties, especially residential areas. This screening will help reduce noise, prevent visual intrusion, and enhance the overall appeal of the property, ensuring it complements the surrounding environment.

## **6. Signs and Exterior Lighting**

Signage will be minimal, tasteful, and designed to blend seamlessly with the architectural style of the building. Any signage will meet local requirements for size, placement, and lighting to prevent excessive glare or distractions for nearby drivers. Exterior lighting will be directed downward to minimize light pollution and ensure the safety of our customers and pedestrians, while avoiding any adverse impact on neighboring properties.

## **7. Required Yards and Open Space**

Our proposal includes ample open space that aligns with the zoning requirements for the area. These open areas will provide additional buffer zones between the store and adjacent properties, contributing to the overall visual and environmental quality of the site. Landscaping and open spaces will be maintained regularly to keep the premises attractive and inviting.

## **8. Compatibility with Adjacent Properties and District**

We have carefully planned the store to blend with the existing character of the neighborhood. The exterior will feature colors and materials compatible with surrounding architecture, ensuring visual harmony. By adhering to local architectural styles and incorporating design elements that complement neighboring properties, we aim to create an aesthetically pleasing addition to the district.

## **9. Harmony with Zoning Ordinance Intent**

We are confident that this proposed liquor store will align with the general purpose and intent of the zoning ordinance. Our plans prioritize safety, accessibility, aesthetic appeal, and minimal impact on neighboring properties. By ensuring responsible use of the property and maintaining a community-centered approach, we believe this store will be a valuable asset that serves the local area's needs while upholding the values of the zoning ordinance.

In summary, we are committed to operating in a manner that is safe, respectful, and compatible with the neighborhood. We appreciate the board's consideration and look forward to contributing positively to our community through this new establishment.

## Written Statement for Opening a New Liquor Store

To the Planning Commission,

I am writing to provide information regarding the proposed establishment of a new liquor store and to address key considerations as requested by the Commission. We understand the importance of ensuring that the business integrates smoothly into the community, supporting the area's development and the well-being of residents.

### 1. Transportation and Access

The proposed location for the liquor store has been carefully selected to ensure convenient and safe access for customers while minimizing any impact on traffic flow in the area. The store will be situated on a primary road that already accommodates a moderate level of traffic, which ensures ease of entry and exit. Additionally, we will provide ample on-site parking for customers to reduce the likelihood of roadside parking. This measure will help prevent congestion on surrounding streets and promote a smooth flow of traffic around the establishment.

### 2. Water Supply and Waste Disposal

The premises will be connected to the municipal water supply, ensuring a consistent and safe water source for store operations. Additionally, we will work closely with local waste disposal services to manage waste generated by the store responsibly. Waste disposal practices will comply with city guidelines, and we plan to implement recycling measures to minimize our environmental footprint. By aligning with these sustainable practices, we hope to reduce our impact on the local ecosystem.

### 3. Fire, Police Protection, and Other Public Facilities

Safety and security are top priorities. The building will comply with all fire safety regulations, including the installation of fire alarms, extinguishers, and clear exit routes. Our team will coordinate with the local fire department to ensure readiness in case of an emergency.

For security, we plan to work with the police department, implementing surveillance systems and lighting around the premises to deter potential issues. We believe that these measures will contribute positively to the neighborhood, helping the store to blend in seamlessly with its surroundings.

#### 4. Traffic Management and Community Harmony

We have taken traffic considerations into account to prevent congestion and traffic hazards. The store's location has been chosen to ensure it integrates smoothly into the area's established traffic patterns, and its entrance/exit points will be carefully managed to avoid unnecessary disruptions. Our business is committed to following the guidelines that govern the orderly development of this district. We believe this liquor store can be a positive addition, offering a responsibly managed, convenient option for residents without negatively impacting the community's quality of life.

In conclusion, we are committed to operating a store that aligns with community values, offers responsible service, and adds to the local economy. Thank you for considering our application.

Sincerely,

[Your Name]





# Michael Watson

## SECRETARY OF STATE

This is not an official certificate of good standing.

### Name History

---

Name	Name Type
SADGURU SAI LLC	Legal

### Business Information

---

<b>Business Type:</b>	Limited Liability Company
<b>Business ID:</b>	1444186
<b>Status:</b>	Good Standing
<b>Effective Date:</b>	05/29/2024
<b>State of Incorporation:</b>	Mississippi
<b>Principal Office Address:</b>	NO PRINCIPAL OFFICE ADDRESS FOUND

### Registered Agent

---

**Name**  
DAMODARA KUNCHE  
405 PASS ROAD  
GULFPORT, MS 39507

### Officers & Directors

---

Name	Title
SRIDHAR SANAKA 8530 ROSEBUD DR N MOBILE, AL 36695	Member
DAMODARA KUNCHE 3210 WYNNFIELD DR W MOBILE, AL 36695	Member

**FILED**  
DEC 02 2024

ANGELA THRASH, CHANCERY CLERK

BY:  D.C.



*Angela Thrash* 1st JUDICIAL DISTRICT  
Instrument 2024-0023847-D-J1  
Filed/Recorded 12/02/2024 11:27:01 AM  
Total Fees 26.00  
3 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: EXEMPT

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, C & S RENTALS, INC., a Mississippi corporation, 3207 Magnolia Street, Suite 100, Pascagoula, MS 39567 (228) 934-1808, **GRANTOR**, does hereby GRANT, SELL, BARGAIN, CONVEY and WARRANT to **SADGURU SAI LLC, a Mississippi limited liability company**, 3210 Wynnfield Dr. W, Mobile, AL 36695 (251) 751-1846, **GRANTEE**, all right, title and interest in and to the following described real property, together with all improvements situated thereon, lying and being situated in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

A parcel of land located in and being a part of Lots 3, 4 and 5, Block 7, of BROADACRES SUBDIVISION, Gulfport, Harrison County, Mississippi, being more particularly described as:

Commence at a railroad spike located the Northeast corner of Lot 3, Block 7,

Broadacres Subdivision, thence South 58 degrees 51' 28" West along the South margin of Pass Christian Road 125.00 feet to a railroad spike; thence South 31 degrees 11' 36" East 125.43 feet to an iron rod; thence North 58 degrees 54' 32" East 20.05 feet to an iron rod; thence South 31 degrees 11' 36" East 84.50 feet to an iron rod on the North margin of Deborah Place; thence North 59 degrees 00' 15" East along said North margin 70.75 feet to an iron pipe; thence North 22 degrees 31' 17" West 72.10 feet to an iron rod; thence North 71 degrees 45' 44" East 12.20 feet to an iron rod; thence North 21 degrees 42' 16" West 68.20 feet to a railroad spike; thence North 31 degrees 02' 52" West 74.29 feet to the point of beginning. Being the same lands as shown on the survey of Timothy L. Glass, P.L.S., Glass Land Surveying, Inc. dated March 21, 2013.

The Grantor herein intends, and by its execution of this instrument does, transfer unto Grantee 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 Grantee or its 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 29<sup>th</sup> day of August, 2024.

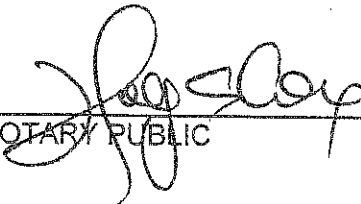
C & S RENTALS, INC.

By: 

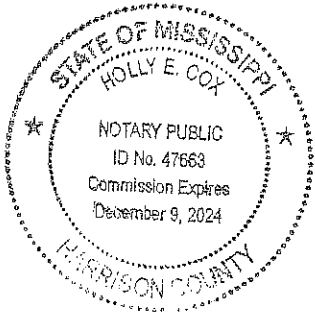
Shannon R. Strunk, President

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

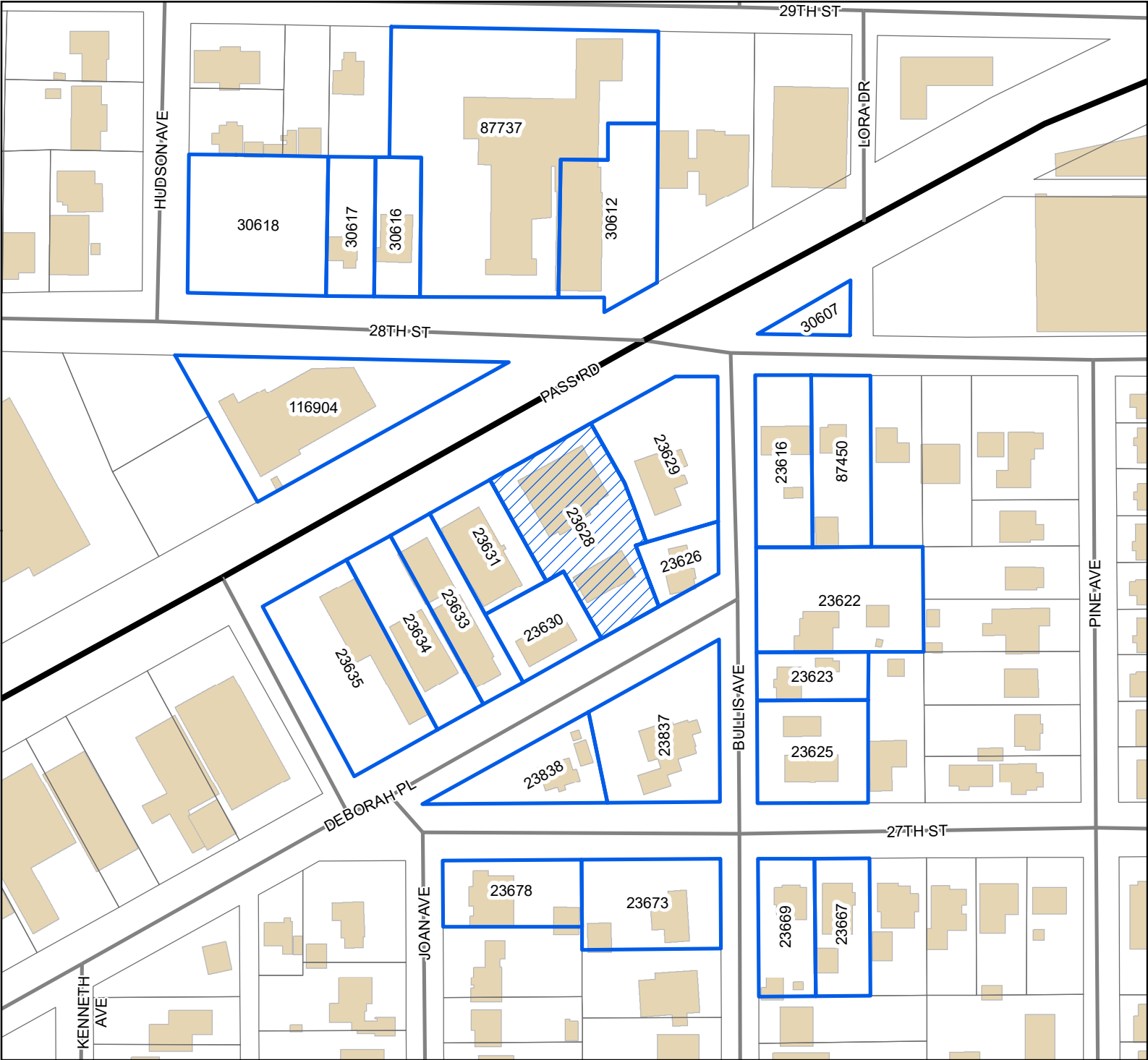
Personally appeared before me, the undersigned authority in and for said county and state, on this the 29<sup>th</sup> day of AUGUST, 2024, within my jurisdiction, the within named Shannon R. Strunk, who acknowledged to me that he is President of C & S RENTALS, INC., a Mississippi corporation, and that 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.

  
\_\_\_\_\_  
NOTARY PUBLIC



My Commission Expires:

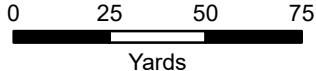


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0811A-05-004.000	SADGURU SAI LLC	3210 WYNNFIELD DR W	MOBILE	AL	36695
			WILLIAM E. KNESAL JR	980 COURTHOUSE RD APT 901	GULFPORT	MS	39507
			<b>Adjacent Property Owners (2501SE003)</b>				
	23625	0811A-04-063.000	RUSSELL JENNIFER D	1220 27TH ST	GULFPORT	MS	39501
N	30617	0810P-02-054.000	GILL J FAYE ETAL	1246 28TH ST	GULFPORT	MS	39501
	30607	0810P-03-010.000	BLACKWELL ANDY & CAROL MARGARET	1261 NORTH MCGREGOR DR	WIGGINS	MS	39574
	87450	0811A-04-068.000	JEFFERSON ALICIA ANN	2599 AUDUBON PLACE	BILOXI	MS	39531
	23623	0811A-04-065.000	YELLOWDOG PROPERTIES LLC	363 COURTHOUSE RD # 7346	GULFPORT	MS	39506
	23678	0811A-04-095.000	H & H LLC	896 WINDING TRAIL	LAWRENCEVILLE	GA	30046
	30612	0810P-02-050.000	GC SHOCKERS PROPERTIES LLC	1077 TOMMY MUNRO DR	BILOXI	MS	39532
	23669	0811A-04-062.000	ADLER MICHAEL & LISA	4813 GLENDALE ST	METAIRIE	LA	70006
N	23673	0811A-04-071.000	GOSDIN CORAL ELIZABETH	CONSERVATOR OF TAMMY E COTTON	GULFPORT	MS	39501
	23631	0811A-05-006.000	SPRABERY DONALD LEE & PEGGY	7433 MENGE AVE	PASS CHRISTIAN	MS	39571
	23838	0811A-04-096.000	ARONSON WAYNE A	1234 27TH STREET	GULFPORT	MS	39501
	23837	0811A-04-070.000	MARTINEZ LUIS PABLO	2703 BULLIS AVE	GULFPORT	MS	39501
	23634	0811A-05-009.000	UNITED ASSN OF PLBS	1237 PASS RD	GULFPORT	MS	39501
	116904	0811A-05-056.001	MNH LLC	11502 STANTON CIRCLE	GULFPORT	MS	39503
	23635	0811A-05-010.000	AMIN KARIM	925 HANDSBORO PLACE	GULFPORT	MS	39507
	30616	0810P-02-053.000	GILL JOHNNIE FAYE ETAL	1246 28TH ST	GULFPORT	MS	39501
	87737	0810P-02-049.000	O'NEAL COMPANY	P O BOX 118	MCHENRY	MS	39561
	23616	0811A-04-069.000	MILES CLAIBORNE E	15010 SWAN LAKE BLVD	GULFPORT	MS	39503
	23667	0811A-04-061.000	SLAY SAVANNAH JANE	1219 27TH ST	GULFPORT	MS	39501
	23622	0811A-04-066.000	KRESSIN AMANDA	2706 BULLIS AVE	GULFPORT	MS	39501
	23633	0811A-05-008.000	PLUMBERS & STEAMFITTERS UNION	1237 PASS RD	GULFPORT	MS	39501
N	30618	0810P-02-055.000	MCCONNELL WILLIAM F ETAL	C/O DONNA THOMSON	WADDELL	AZ	85355
	23626	0811A-05-002.000	GESUALDI CHRISTIAN	6 HEATHER RD	GEORGETOWN	MA	1833
	23629	0811A-05-001.000	3970 OLD MILTON LLC	10945 STATE BRIDGE RD #401-460	ALPHARETTA	GA	30022
	23630	0811A-05-007.000	HIVE PROPERTIES LLC	20464 MYERS LANE	LONG BEACH	MS	39560
	23628	0811A-05-004.000	C & S RENTALS INC	3436 MAIN STREET	MOSS POINT	MS	39583



Legend

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



1 inch = 150 feet



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



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

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

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

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
36845	650627	Print Legal Ad-IPL02258660 - IPL0225866		1	47L

**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, April 24, 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.

**Special Exception 2503SE030**, by owners Juan Ibarra and Angelical Robles, seeking approval for a bar use, Tax Parcel 0910M-02-007.000, 727 Pass Road, Zoned B-2 (General Business), Ward 3.

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**Zoning Text Amendment 2505PC054**, by City of Gulfport, to amend Appendix A Sections I & IV(A) (9) to include trailers in definition of mobile food vendor and to require Health Department inspections to meet definition.

This the 2nd day of April 2025  
 Keith Williams, Chairman  
 City of Gulfport Planning Commission  
 IPL0225866  
 Apr 9 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:  
 04/09/25

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.

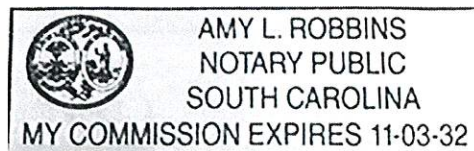
*Mary Castro*

Sworn to and subscribed before me this 10th day of April 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 24<sup>TH</sup> AVENUE  
228.868.5710 | [PLANNERS@GULFPORT-MS.GOV](mailto:PLANNERS@GULFPORT-MS.GOV)

## PLANNING COMMISSION CASE # [INSERT]

---

**Hearing Date: Thursday, April 24, 2025**

**Planning Commission Recommendation**



URBAN DEVELOPMENT  
PLANNING & ZONING  
PO BOX 1780 | GULFPORT, MS | 1410 24<sup>TH</sup> AVENUE  
228.868.5710 | [PLANNERS@GULFPORT-MS.GOV](mailto:PLANNERS@GULFPORT-MS.GOV)

## PLANNING COMMISSION CASE # [INSERT]

---

**Hearing Date: Thursday, April 24, 2025**

**Zoning Text Amendment 2505PC054: Zoning Text Amendment 2505PC054, by City of Gulfport, to amend Appendix A Sections I & IV(A)(9) to include trailers in definition of mobile food vendor and to require Health Department inspections to meet definition.**



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 #: 2505 PC054  
Date Received: 3/27/25  
Receipt #: \_\_\_\_\_  
Received By: [Signature]  
Zoning: \_\_\_\_\_  
Ward: \_\_\_\_\_ Flood: \_\_\_\_\_

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

Amend Appendix A, Sections I + IV(A)(9) to include trailers in definition of mobile food vendor & to require Health Department inspections to meet definition

**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~~ <sup>Applicant</sup>  
City of Gulfport  
Printed Name Of Owner  
P.O. Box 1780  
Mailing Address  
Gulfport, MS 39501  
City State Zip code  
228 868 5811  
Home Phone Work/Cell Phone  
memurdock @  
Email  
gulfport-ms.gov  
Signature Of Owner

~~AGENT~~ <sup>By</sup>  
Margaret Murdock  
Printed Name Of Agent  
Assistant City  
Mailing Address  
Attorney  
City State Zip code  
Home Phone Work/Cell Phone  
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 H. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.**

Submission Requirements – Zoning Text Amendment dealing with Mobile Food Vendors

- A. Attached.
- B. Not Applicable.
- C. Not Applicable.
- D. Not Applicable.
- E. Not Applicable.
- F. 5. The purpose of the proposed text amendment is to include non-motorized trailers in the definition of Mobile Food Vendor and to provide that motorized vehicles and non-motorized trailers from which a Mobile Food Vendor operation shall be subject to Health Department Inspection to comply with the definition of Mobile Food Vendor in the Zoning Ordinance.
- G. See above.

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 \_\_\_\_\_, 2025, the following Ordinance:

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO AMEND VARIOUS SECTIONS OF APPENDIX A TO THE CITY OF GULFPORT CODE OF ORDINANCES (SECTIONS I AND IV(A)(9) OF APPENDIX A) RELATED TO MOBILE FOOD VENDORS; AND FOR RELATED PURPOSES**

**WHEREAS**, as the popularity of mobile food vendors (i.e., “food trucks”) has risen over the last several years, it is necessary to adapt the zoning ordinance to account for developments in the mobile food vending industry; and

**WHEREAS**, the City desires to include non-motorized trailers in the definition of a “mobile food vendor”; and

**WHEREAS**, the Mayor and City Council of the City of Gulfport, Mississippi, find and do so determine, based upon the recommendation of the Gulfport City Planning Commission, that the City’s Comprehensive Zoning Ordinance, which is codified at Appendix A of the Code of Ordinances should be amended to reflect the changes outlined above

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

**SECTION 1:** That Appendix A, Section I Definitions, be and the same is hereby amended, as follows:

**EXISTING** (material to be deleted in ~~stricken~~, material to be added is underlined):

*Mobile food vendor:* One who is engaged in the sale of prepared food from a motor vehicle or non-motorized trailer equipped for such purpose which is subject to inspection by the Mississippi Department of Health.

**AMEND TO READ:**

*Mobile food vendor:* One who is engaged in the sale of prepared food from a motor vehicle or non-motorized trailer equipped for such purpose.

**SECTION 2:** That Appendix A, Section IV (A)(9) be and the same is hereby amended, as follows:

**EXISTING** (material to be deleted in ~~stricken~~, material to be added is underlined):

Mobile food vendor. One who is engaged in the sale of prepared food from a motor vehicle or non-motorized trailer equipped for the preparation and sale of said food and which is subject to inspection by the Mississippi Department of Health. Sales of this nature are allowed in B-1, B-2, I-1, I-2, T-5, and T-6 zoning districts. In addition, such sales may be allowed in R-1, R-2, R-B, R-O, T-3, T4L, and T4+ zoning districts only at construction sites for a period of time not to exceed the completion of the construction project. Vendors are expected to vacate the premise on which such sales are being made once all patrons have been served. Extended parking for such sales is strictly prohibited. However, vendor may apply for a temporary Certificate of Zoning Compliance from the office of Urban Development for extended parking if it is connected with a special event for a commercial activity (Civic activities are excluded from this regulation), and adheres to the following conditions:

- a. Must be located on the same building site as the special event.
- b. Frequency of extended parking is restricted to no more than three (3) consecutive days nor for more than nine (9) days within a one-year period.
- c. Must submit a detailed site plan.
- d. Vehicle cannot be parked in a manner that blocks traffic aisles or reduces required parking on the site.
- e. Acquire any and all permits or licenses required by the City of Gulfport.

The sale of ice cream and snowballs from a motor vehicle or non-motorized trailer equipped for such purposes and which is subject to inspection by the Mississippi Department of Health is allowed in R-1, R-2, R-B, and R-O zoning districts subject to the following restrictions:

- a. Extended parking for such sales is strictly prohibited.
- b. Stopping shall be permitted only at the right-hand curbside of the street (right-hand shall be deemed to be the curb which is on the right side of the vehicle when facing the front thereof).
- c. Dispensing of food products shall be made only from a window on the curbside of subject vehicle.
- d. Each such vehicle shall be equipped with at least one yellow caution flashing light which shall be in operation at all times when goods are being dispensed.
- e. Each such vehicle shall be equipped with a stop-arm assembly similar to that used on school buses for the control of traffic during the time such vehicle is stopped, and such stop-arm assembly shall be utilized at all times when goods are being dispensed and people are in the vicinity.

**AMEND TO READ:**

Mobile food vendor. One who is engaged in the sale of prepared food from a motor vehicle or non-motorized trailer equipped for the preparation and sale of said food and which is subject to inspection by the Mississippi Department of Health. Sales of this nature are allowed in B-1, B-2, I-1, I-2, T-5, and T-6 zoning districts. In addition, such sales may be allowed in R-1, R-2, R-B, R-O, T-3, T4L, and T4+ zoning districts only at construction sites for a period of time not to exceed the completion of the construction project. Vendors are expected to vacate the premise on which such sales are being made once all patrons have been served. Extended parking for such sales is strictly prohibited. However, vendor may apply for a temporary Certificate of Zoning Compliance from the office of Urban Development for extended parking if it is connected with a special event for a commercial activity (Civic activities are excluded from this regulation), and adheres to the following conditions:

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**SECTION 3.** 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 (Appendix A, Sections I and IV (A)(9)) to add non-motorized trailers to the definition of a “mobile food vendor”. 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 15<sup>th</sup> Street, Gulfport, Mississippi 39501); (b) in the first floor lobby of the City’s Hardy Building (1410 24<sup>th</sup> Avenue, Gulfport, Mississippi 39501); and (c) in the first floor lobby of the County Courthouse in Gulfport (1801 23<sup>rd</sup> 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 4:** This Ordinance shall 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 \_\_\_\_\_, 2025.

**(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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
**MAYOR**



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	Cols	Depth
36845	650627	Print Legal Ad-IPL02258660 - IPL0225866		1	47 L

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

accountspayable@gulfport-ms.gov

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 PUBLIC HEARING**

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This the 2nd day of April 2025  
 Keith Williams, Chairman  
 City of Gulfport Planning Commission  
 IPL0225866  
 Apr 9 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:  
 04/09/25

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 10th day of April 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!