



Planning Commission | Agenda

Thursday, April 23, 2026 – 4:30 PM

City Hall – Council Chambers
2309 15th 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 - 03-26-2026

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 2604PC049:

Planning Commission Approval 2604PC049, by agent Craig Hutch, seeking approval for a private lodge use, Tax Parcel 0811F-05-062.000, 0811F-05-061.000, 0811F-05-060.000, 0811F-05-068.000, 2009 25th Avenue, 2511 21st Street, Zoned T4+ (General Urban Zone "Plus"), T5 (Urban Center Zone), Ward 3

2. Planning Commission Approval 2604PC051:

Planning Commission Approval 2604PC051, by agent Terre Barnett, seeking approval for an event center use, Tax Parcel 0910N-01-010.000, 215 Pass Road, Zoned B-2 (General Business), Ward 3

3. Planning Commission Approval 2604PC052:

Planning Commission Approval 2604PC052, by owner Hector Rojas, seeking approval of auto sales of less than 50 vehicles, Tax Parcels 0710M-01-012.006, 0710M-01-012.001, 5914 28th Street, Zoned R-2 (Single-family), Ward 1

4. Planning Commission Approval 2605PC056:

Planning Commission Approval 2605PC056, by owner Blessed Investment Team LLC, seeking approval for Townhouse use, Tax Parcel 0808O-02-017.000, Zoned B-2 (General Business), R-1-5 (Single-family), Dedeaux Road, Ward 4

H2. Planning Commission Recommendation

1. Zoning Map Amendment 2604PC045:

Zoning Map Amendment 2604PC045, by agent Micheal Collins, requesting to rezone parcel to R-2 (Single-family), Tax Parcel 0810I-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

2. Zoning Map Amendment 2604PC053:

Zoning Map Amendment 2604PC053, by owner Hector Rojas, requesting to rezone two parcels to B-2 (General Business), Tax Parcels 0710M-01-012.006, 0710M-01-012.001, 5914 28th Street, Zoned R-2 (Single-family), Ward 1

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MINUTES

GULFPORT CITY PLANNING COMMISSION

Thursday, March 26, 2026, 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 **4:33 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
TIM DAIGLE JR
DOUG HANCOCK
HAROLD SPANN
VIRGINIA ADOLPH
CHARLIE HEWES
BILL WILLIAMS
CHRIS ROMANO

BOARD MEMBERS ABSENT:

DANIEL KEATING
BRYAN JACOBS

STAFF MEMBERS PRESENT:

GREG HOLMES
MATILDA WELCH
SAMUEL SWEETING
WILLIAM DICKINSON

COURT REPORTER:

NORMA JEAN SOROE

E. **Confirmation of Agenda**:

F. **Adoption of Minutes**:

Motion by **Mr. Daigle** and seconded by **Mrs. Adolph** to approve Minutes of the **February 26, 2026** Planning Commission meetings 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 2603PC029:

Planning Commission Approval 2603PC029, by agent Yalayna Green, seeking approval for duplex use, Tax Parcel 0810B-03-086.000, South Carolina Ave, Zoned R-1-5 (Single-family), Ward 3

Speaking for the Petition: Yalayna Green

Speaking against the Petition: None

Motion: Mr. Daigle – to approve the applicant’s request with stated conditions.

Second: Mr. Spann

KEITH WILLIAMS	– Chairman
VIRGINIA ADOLPH	– Yea
CHARLIE HEWES	– Yea
DANIEL KEATING	– Absent
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 carried unanimously

2. Planning Commission Approval 2603PC030:

Planning Commission Approval 2603PC030, by owner Quidarius Barnes, seeking approval for a mobile home use, Tax Parcel 0810E-03-044.000, Adams Street, Zoned R-1-5 (Single-family), Ward 3

Speaking for the Petition: Quidarius Barnes

Speaking against the Petition: Annie Mae Jones

Motion: Mr. Jones – to approve the applicant’s request with conditions of providing a survey for the property.

Second: Mr. Hancock

KEITH WILLIAMS	– Chairman
VIRGINIA ADOLPH	– Yea
CHARLIE HEWES	– Yea
DANIEL KEATING	– Absent
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 carried unanimously

3. Planning Commission Approval 2603PC031:

Planning Commission Approval 2603PC031, by owner Francisco Castillo Zapeda, seeking approval for mobile home use, Tax Parcel 0810F-02-001.001, Madison Street, Zoned R-1-5 (Single-family), Ward 3

Speaking for the Petition: Francisco Castillo

Speaking against the Petition: Edith Turner

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

Second: Mr. Spann

- KEITH WILLIAMS – Chairman
- VIRGINIA ADOLPH – Yea
- CHARLIE HEWES – Yea
- DANIEL KEATING – Absent
- 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 carried unanimously

4. Planning Commission Approval 2604PC034:

Planning Commission Approval 2604PC034, by owner Aryn Robinson, seeking approval for a home occupation for an administrative office for home primary health care, Tax Parcel 0910H-01-069.000, 25 Cambridge Avenue, Zoned R-1-7.5 (Single-family), Ward 4

Speaking for the Petition: Aryn Robinson

Speaking against the Petition: None

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

Second: Mr. Romano

- KEITH WILLIAMS – Chairman
- VIRGINIA ADOLPH – Yea
- CHARLIE HEWES – Yea
- DANIEL KEATING – Absent
- 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 carried unanimously

5. Planning Commission Approval 2604PC042:

Planning Commission Approval 2604PC042, by agent Virgil Gillespie, seeking approval for a medical clinic use, Tax Parcel 0810K-01-006.000, 34th Street, Zoned I-1 (Light Industry), Ward 3

Speaking for the Petition: Virgil Gillespie, Joannie Evans

Speaking against the Petition: None

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

Second: Mr. Jones

- KEITH WILLIAMS – Chairman
- VIRGINIA ADOLPH – Yea
- CHARLIE HEWES – Yea
- DANIEL KEATING – Absent
- 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 carried unanimously

H2. Planning Commission Recommendation

6. Zoning Map Amendment 2603PC033:

Zoning Map Amendment 2603PC033, by owner AKA Enterprises LLC, requesting to rezone their property to R-2 (Single-family), Tax Parcel 1010H-02-020.000, 635 Oakleigh Avenue, Zoned B-2 (General Business), Ward 2

Speaking for the Petition: Jeremy Aldridge

Speaking against the Petition: None

Motion: Mr. Daigle – recommend approval of the applicant’s request.

Second: Mr. Spann

- KEITH WILLIAMS – Chairman
- VIRGINIA ADOLPH – Yea
- CHARLIE HEWES – Yea
- DANIEL KEATING – Absent
- 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 carried unanimously

K. Other Business

7. General Plan 2401PC007:

General Plan 2401PC007, Owner is requesting an extension to the approved Summerfield Estates general plan on January 26, 2024. Tentative approval shall be effective for a maximum period of two (2) years, unless the planning commission grants an extension if the final plat was not submitted within the time limit and can resubmit the general plan for tentative approval.

Speaking for the Petition: Greg Williams, Wayne Carr

Speaking against the Petition: None

Motion: Mrs. Adolph – to approve the applicant’s request of a six (6) month extension.

Second: Mr. Bill Williams

- KEITH WILLIAMS – **Chairman**
- VIRGINIA ADOLPH – Yea
- CHARLIE HEWES – Yea
- DANIEL KEATING – Absent
- 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 carried unanimously

8. General Plan 2305PC051:

General Plan 2305PC051: Owner is requesting an extension to the approved Southern Breeze Estates Phase 2 Townhomes general plan, which received an extension on May 23, 2024. Tentative approval shall be effective for a maximum period of two (2) years, unless the planning commission grants an extension if the final plat was not submitted within the time limit and can resubmit the general plan for tentative approval.

Speaking for the Petition: Wayne Carr

Speaking against the Petition:

Other: Malcolm Jones

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

Second: Mr. Daigle

- KEITH WILLIAMS – **Chairman**
- VIRGINIA ADOLPH – Yea
- CHARLIE HEWES – Yea
- DANIEL KEATING – Absent
- 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 carried unanimously

I. Adjournment

There being no further business , a Motion was made by Mrs. Adolph to adjourn, seconded by Mr. Hewes and carried unanimously. The meeting adjourned at 5:50 P.M.

William Prince Jones, Secretary

Date: _____



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

PLANNING COMMISSION

Hearing Date: Thursday, April 23, 2026

Planning Commission Decision



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

PLANNING COMMISSION

Hearing Date: Thursday, April 23, 2026

Planning Commission Approval 2604PC049: Planning Commission Approval 2604PC049, by agent Craig Hutch, seeking approval for a private lodge use, Tax Parcel 0811F-05-062.000, 0811F-05-061.000, 0811F-05-060.000, 0811F-05-068.000, 2009 25th Avenue, 2511 21st Street, Zoned T4+ (General Urban Zone "Plus"), T5 (Urban Center Zone), Ward 3

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2604PC049

Hearing Date: April 23, 2026

Current Zoning/Use: T4+, T5 / Vacant property

Legal: Planning Commission Approval 2604PC049, by agent Craig Hutch, seeking approval for a private lodge use, Tax Parcel 0811F-05-062.000, 0811F-05-061.000, 0811F-05-060.000, 0811F-05-068.000, 2009 25th Avenue, 2511 21st Street, Zoned T4+ (General Urban Zone "Plus"), T5 (Urban Center Zone), Ward 3

TECHNICAL DETAILS

The applicant requests approval for a private lodge use. It should be noted that the use is allowed by right in the T5 zoning district. The applicants were not able to apply for a zoning map amendment due to the improved alley separating the property zoned T5 from the T4+ property. The applicant states that they intend to make the T5 zoned property a parking lot. The parking lot would be allowed by right in that zoning district, however, a recorded parking agreement between the properties will be necessary for that parking to count towards their required parking. As proposed, the use requires 38 9'x18' parking spaces along with 2 ADA compliant handicap spaces. The proposed site plan shows the applicants meeting the parking requirements, however, van accessible access aisles are not provided but will be necessary before any license is issued. The parking shown would also back out into City right-of-way which would require a variance before the license is issued. Also, the applicants state that the use will cause minimal traffic due to the access from 21st street. It is clear to staff that this type of development would be in harmony with the area.

EXECUTIVE SUMMARY

The applicant requests approval for a private lodge use. The proposed site plan meets the City's parking requirements, although the required van accessible aisles are not illustrated on the site plan. Also, the proposed parking plan would back out into city right-of-way given the listed dimensions and required parking spaces and back out areas. The proposed parking plan is not to scale and will require a scaled parking plan provided during the plan review process. A variance would need to be approved for backing out into city right-of-way prior to a license being issued. As proposed, the property zoned T5 will become a parking lot which is allowed by right in that zoning district, but a recorded parking agreement will need to be provided by the applicant in order for this parking to count towards their required parking. On-street parking does exist in the area but will not count towards their required parking due to these properties being just outside of our Central Business District. The proposed development should not create any undue traffic due to the improved alley and 20th and 21st street bordering this property. The proposed use would be in harmony with many of the commercial uses in the downtown area. The surrounding uses include an Auto Repair shop, Pawn Shop, and Pharmacy. Engineering has noted that the

Technical Report
PLANNING COMMISSION APPROVAL

parking plan shows parking that backs out into city right of way and a scaled plan will need to be provided in the plan review process. Also, a variance would be required for parking to back out into city right of way.

Any approval should consider these conditions:

1. Approval would allow for a private lodge use.
2. Must comply with all current Building Codes and City of Gulfport Ordinances.
3. A scaled site plan meeting all City Ordinances and standards will have to be submitted as part of construction plan review.
4. The site plan shows parking that backs out into City right-of-way. A variance from the zoning board of appeals is required to do this.

DEPARTMENTAL CONDITIONS

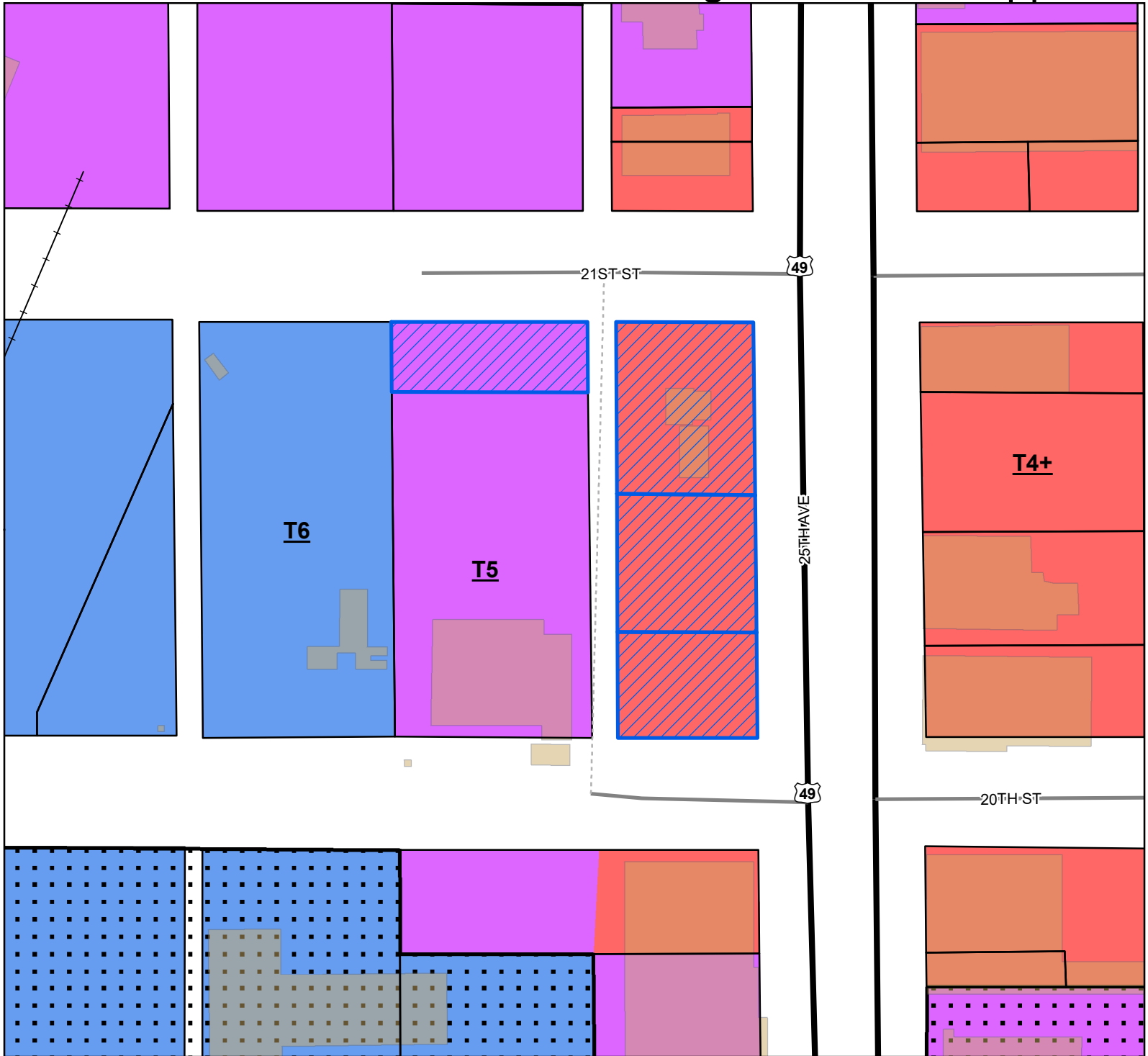
- Engineering:** A scaled site plan meeting all City Ordinances and standards will have to be submitted as part of construction plan review. The site plan shows parking that backs out into City right-of-way. A variance from the zoning board of appeals is required to do this. Memo dated 04/13/26.
- Public Works:** No comment as of 4/13/26.
- Traffic and Safety:** No conditions. Memo dated 4/13/26.
- Building Code Services:** Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 4/8/26.
- GIS:** No conditions. Memo dated 4/13/26.
- Police Department:** No comment as of 4/13/26.
- Fire Department:** No conditions. Memo dated 4/2/26.
- City Arborist:** Sec. 8-12 – Construction near trees (a)(b)c)(d)(e)(f). Memo dated 4/8/26.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



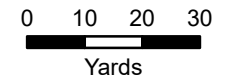
Greg Holmes
Director of Urban Development Department



- Site
- US or State Highway
- Street
- Alley
- Railroad
- Parcels
- Buildings
- City Limit
- Smart Code**
- T6
- T5
- T4+

Site Information

0811F-05-060.000
 0811F-05-061.000
 0811F-05-062.000
 0811F-05-068.000
 Zoning: T4+ (General Urban Zone "Plus") T5 (Urban Center Zone)
 Size: 37329 sqft
 Flood: X



1 inch = 100 feet



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



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

For Staff Use Only

Case Number: 2604PC049

Date Received: 3-2-26

Receipt Number: 13735019

Received By: SAS

Zoning: T4+

Ward: 3 Flood: X

Size: .87 acres

APPLICATION FOR PLANNING COMMISSION APPROVAL

Property Information

TAX PARCEL #	0	8	1	1	F	-	0	5	-	0	6	2	0	0	0
	0	8	1	1	F	-	0	5	-	0	6	1	0	0	0
	0	8	1	1	F	-	0	5	-	0	6	0	0	0	0
	0	8	1	1	F	-	0	5	-	0	6	8	0	0	0

(If necessary, use separate sheet of paper)

Address of Property Involved: 2009 25th Ave, Gulfport, MS

Lot(s) 1-12,23-24, Block(s) 99, Subdivision Original Gulfport

General Location: 4 parcels. Three between 20th St and 21st on Hwy 49, and one on 21st St

GENERAL DESCRIPTION OF REQUEST:

The Owner is appointing the Elk's Lodge as agent to request approval of putting a private club. The Gulfport Elk's Lodge #978, on the subject property.

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.

John S. Adams and John M. Dowdy, Co-Trustees of the

OWNER

AGENT

Diana S. Adams Trust f/b/o William Brent Adams Gulfport Elk's Lodge - Craig Hutch

Printed Name of Owner

P.O. Box 1386

Mailing Address

Gulfport MS 39502

City State Zip code

Home Phone Work/Cell Phone Cpu...

Email

Signature of Owner

Printed Name of Agent

12010 Klien Road

Mailing Address

Gulfport MS 39503

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.



Designation of Agent

John S. Adams and John M. Dowdy, Co-Trustees of the Diana S. Adams Trust f/b/o William Brent Adams

I, _____, being property owner of 2009 25th Ave, Gulfport, MS
PRINT NAME PRIMARY ADDRESS OR PARCEL

which is the subject of this application hereby authorize Gulfport Elk's Lodge/Craig Hutch to act as my
PRINT NAME
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

[Signature]
John S. Adams and John M. Dowdy, Co-Trustees of the Diana S. Adams Trust f/b/o William Brent Adams
Signature

[Signature]
Da

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 24th day of February, 2026

[Signature]
Notary Public

★ STATE OF MISSISSIPPI ★
DOMINIQUE E. REVERSE, NOTARY PUBLIC
HARRISON COUNTY
MY COMMISSION EXPIRES NOVEMBER 4, 2029
COMMISSION NUMBER 293590
Commission Expiration



BENEVOLENT & PROTECTIVE ORDER OF ELKS
GULFPORT ELKS LODGE #978



THE GULFPORT ELKS LODGE #978

The Gulfport Elks Lodge #978 was chartered by the Benevolent and Protective Order of Elks (BPOE) in June of 1905 and has been in continuous operation to the present time. The Lodge was destroyed by hurricane Camille and again by hurricane Katrina in 2005. The Lodge contributes to the community in many ways each year and submits a volunteer report to the National Headquarters every 30 days. In the 121 years that the Lodge has supported the Gulfport Community, the National Headquarters reports that the Lodge has contributed over \$4.5 Million Dollars in Community Support and this year received \$11,500.00 in Grants for support of our community.

The Mission Statement for the Benevolent and Protection Order of Elks of the U.S.A. and the Gulfport Elks Lodge #978 is to inculcate the principles of Charity, Justice, Brotherly Love and Fidelity; to recognize a belief in God, to promote the welfare and enhance the happiness of its Members; to quicken the spirit of American patriotism; to cultivate good fellowship; to perpetuate itself as a fraternal organization, and to provide for its government, the Benevolent and Protective Order of Elks of the United States of America will serve the people and communities through benevolent programs, demonstrating that *Elks Care and Elks Share*.

We are a fraternal order with hundreds of thousands of members in all 50 States with a 150+ year history. There is a network of nearly 2000 lodges in communities all over the country and our charitable foundation gives millions in scholarships, an inspiration to youth, a friend to veterans and more each year.

The Lodge is currently located at 12010 Klien Road, Gulfport, MS.

The Secretary of the Lodge is Terry Hudson

The current membership in the Lodge is 65 members.

Attached is a copy of the February Calendar of Events.

The Lodge is governed by our published By Laws and the Constitution and Statutes of the National Headquarters.

Membership: The Order is a non-political, non-sectarian and strictly American fraternity. Proposal for membership in the Order is only by invitation of a member in good standing. To be accepted as a member, one must be an American citizen, believe in God, and be of good moral character and be at least 21 years old.

Application for membership must include a \$25.00 Application Fee. Members are voted into the Order by a 2/3 vote of the members present at the meeting and annual dues are presently \$118.00.

Members remain in the Order until death, resignation from the Order or upon being dropped from the roles due to nonpayment of dues.

Visiting members from other Elks Lodges are welcome to use our facilities. Guests must be accompanied by a member at all times. There is no entry fee.

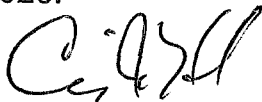
The Lodge is open from 5:00 PM to closing (around 10:00 PM) on the 2nd and 4th Tuesday of the month; from 8:30 AM to 4:00 PM every Friday. From 5:00 PM to 9:00 PM every Wednesday, the Lodge is open for Line Dance Class. The Lodge is open on the second Saturday of the month from 9:00 AM to Noon for an Elks National Foundation Fundraiser and from Noon to 2:00 PM for Bunco and on other days for special events and fund raisers. All events are listed on the monthly calendar that is included in the monthly newsletter sent to all members of the Lodge.

The By Laws of the Lodge are altered by a majority vote of the members present at a meeting were voting on changes to the By Laws have been announced, in advance, to all members of the Lodge. Changes to the Constitution and Statutes of the Order are made at the National Convention each year by a majority vote of the members of the Grand Lodge (members that have successfully completed a term as Lodge President).

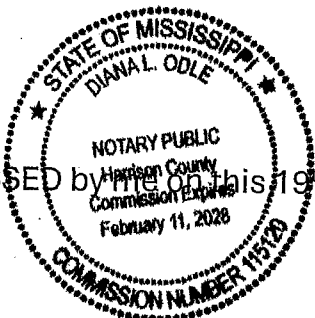
The serving of alcohol is restricted to members only.

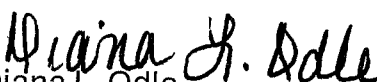
STATE OF MISSISSIPPI
COUNTY OF HARRISON

SWORN TO AND SUBSCRIBED before me as a Notary Public. Craig J. Huch on behalf of the Benevolent and Protective Oder Of Elks, Gulfport Lodge #978 hereby signed said document on this 19th day of February 2026.


Craig J. Huch,
Lodge Exalted Ruler

WITNESSED by me on this 19th day of February 2026.




Diana L. Odle
Notary Public in and for
State Of Mississippi

SITE PLAN NARRATIVE

The Gulfport Elks Lodge #978 ("Gulfport Elks") has contracted to purchase Harrison County Tax Parcel Numbers 0811F-05-060.000, 0811F-05-068.000, 0811F-05-062.000 and 0811F-05-061.000 ("subject property"). The Gulfport Elks desire to develop a "private club" on the subject property. The Contract is contingent upon the ability to do so.

The Owner has appointed the Gulfport Elks as agent for the purposes of making this request.

The attached site plan is a rough idea of the proposed use. Once approved, the Gulfport Elks will purchase the property and hire appropriate professionals to solidify the site plan and related renderings prior to obtaining permits.

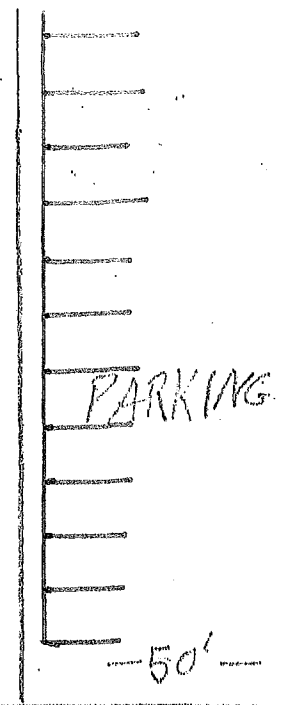
The new building will be located on Parcel 0811F-05-062.000 and 0811F-05-061.000 and will face North. Parking will not be an issue, as Parcel 0811F-05-060.000 and 0811F-05-068.000 will be available for parking.

Traffic impact should be minimal. The property adjoins US Hwy 49, and there are currently 65 members of the local Lodge. The traffic will be able to turn on to 21st Ave prior to entering the parking lot which should help minimize impacts. There is a turning lane on the South bound lanes and there is no direct turn option from the North bound lanes, so there should be no safety concerns. The property is surrounded by commercial uses, so there should not be any negative impacts to neighboring properties.

City Water and Waste Disposal should be available and not an issue, as the property will adjoin 21st and 20th Aves. Fire and police protection should already be in place, as the subject property is located less than a mile to the North of downtown Gulfport, including the police and fire stations.

The proposed development is in harmony with the orderly and appropriate development in the district, as this is a high traffic commercial district. The subject property has been not been used for a productive purpose for some time. Additionally, the Elks Gulfport has been a part of the Gulfport community for decades. Before Katrina the lodge was located near downtown. Following Katrina, rebuilding on its pre-Katrina property was cost prohibitive, and the lodge was forced further north. Now the lodge is ready to come closer to downtown and the subject property is uniquely situated to be the new home for Gulfport Elks Lodge #978.

← SOUTH

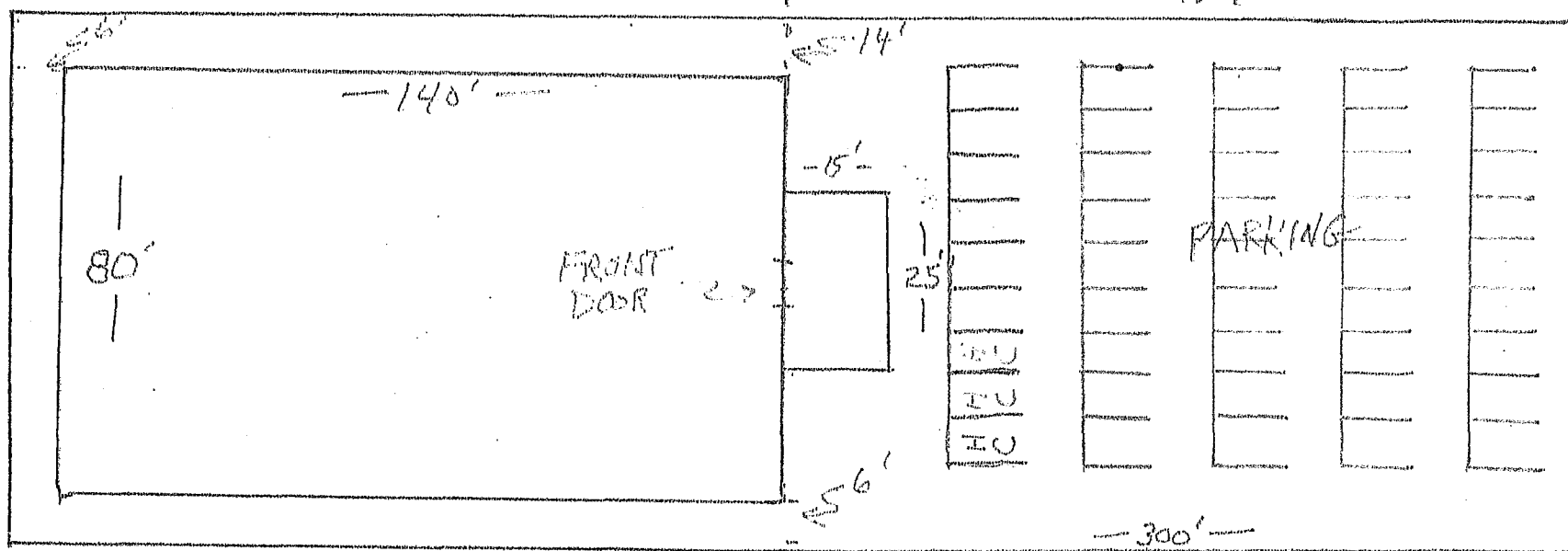


140'

20th St.

ALLEY

21st St.



25th Ave.

NORTH →

0811F-05-071.000 0811F-05-069.000

0811F-05-059.000

21ST ST

0811F-05-068.000

2511 21ST ST

0811F-05-060.000
2015 25TH AVE

0811F-05-072.000

0811F-05-067.000

0811F-05-061.000
2009 25TH AVE

25TH AVE

25TH AVE

2510 20TH ST

0811F-05-062.000

1 inch = 50 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.

Area Map

Parcels

Printed 3/2/2026





1st Judicial District
Instrument 2017-436-D-J1
Filed/Recorded 01/23/2017 01:25 PM
Total Fees \$15.00
2 Pages Recorded

PREPARED BY AND RETURN TO RILEY LAW FIRM
JERRY D. RILEY/ P O BOX 550 GULFPORT MS 39502
228-864-4511 /BAR # 5359/ FILE#37164

GRANTOR: Adams Flowers, Inc.
P O Box 1386
Gulfport, MS 39502
228-863-2354

GRANTEE: Diana S. Adams Trust for
The Benefit of William Brent
Adams
P O Box 1386
Gulfport, MS 39502
228-863-2354

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

QUITCLAIM 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 **ADAMS FLOWERS, INC.**, a Mississippi Corporation, does hereby sell, convey and quitclaim unto **DIANA S. ADAMS TRUST FOR THE BENEFIT OF WILLIAM BRENT ADAMS**, all its right title and interest in the following described land and property located and being situated in the County of Harrison, First Judicial District, State of Mississippi and being more particularly described as follows, to-wit:

Lot 6 through 9, inclusive, Block 99, ORIGINAL GULFPORT, as per 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.

EXECUTED this the 23rd day of January, 2017.

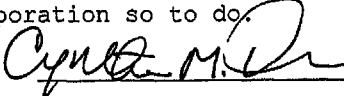
ADAMS FLOWERS, INC.

BY: 
John S. Adams, President

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 23rd day of JANUARY, 2017, the within my jurisdiction, the within named John S. Adams, who acknowledged that he is President of Adams Flowers, Inc., a Mississippi corporation, and that for and on behalf of said corporation, and as its act and deed he executed and delivered the above and foregoing instrument, after first having been duly authorized by said corporation so to do.



Notary Public

My Commission Expires: _____



BOOK 1622 PAGE 241

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



John S. Adams
1st Judicial District
Instrument Number 2003 2311 D
Filed 3 28 2003 2 27 P
Total Fees 8.00
Book 1622 Page 241, 245 Recorded 3.31.03

SPECIAL WARRANTY DEED

WHEREAS, Diana S. Adams died testate on February 23, 2000, and her estate has been administered by the Chancery Court, First Judicial District, Harrison County, Mississippi, in Docket No. 00-00627, and John S. Adams and John M. Dowdy, Sr. were appointed as co-administrators of the estate of Diana S. Adams, deceased;

WHEREAS, in accordance with the Judgment Distributing Estate Assets, Closing Estate and Discharging Co-Administrators filed in the estate of Diana S. Adams, deceased, in Docket No. 00-00627, and Article VI of the last will and testament of Diana S. Adams, the real property described herein was vested and distributed unto John S. Adams and John M. Dowdy, Sr., in their fiduciary capacities as co-trustees of and under the "Diana S. Adams Residuary Trust";

WHEREAS, William H. Adams died testate on September 11, 2000, and his estate has been administered by the Chancery Court, First Judicial District, Harrison County, Mississippi, in Docket No. 00-02350;

WHEREAS, under the provisions of Articles VI and Article VIII of the last will and testament of Diana S. Adams, upon the death of William H. Adams, the Diana S. Adams Residuary Trust terminated and all trust corpus of the Diana S. Adams Trust, including the land described herein, was vested in and distributed unto John S. Adams and John M. Dowdy, Sr., in their fiduciary capacities as co-trustees of the "Diana S. Adams Trust for the benefit of William Brent Adams";

WHEREAS, the trustees of the Diana S. Adams Residuary Trust are recording this deed to reflect the interest of John S. Adams and John M. Dowdy, Sr., in their fiduciary capacities as co-trustees of the "Diana S. Adams Trust for the benefit of William Brent Adams" in the land described herein;

NOW THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **JOHN S. ADAMS**

BOOK 1622 PAGE 242

and JOHN M. DOWDY, SR., in their fiduciary capacities as CO-TRUSTEES OF AND UNDER THE DIANA S. ADAMS RESIDUARY TRUST, pursuant to the last will and testament of Diana S. Adams, deceased, executed June 10, 1998, as Grantors, do hereby sell, convey and warrant specially unto JOHN S. ADAMS and JOHN M. DOWDY, SR., in their fiduciary capacities as CO-TRUSTEES OF AND UNDER THE DIANA S. ADAMS TRUST FOR THE BENEFIT OF WILLIAM BRENT ADAMS, pursuant to the last will and testament of Diana S. Adams executed June 10, 1998, as Grantees, the following land, together with all improvements thereon and all appurtenances and hereditaments thereunto appertaining or in anywise belonging, more particularly described as follows, to-wit:

Parcel One

Lots One (1) through Five (5), inclusive, BLOCK 99, ORIGINAL GULFPORT, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk, First Judicial District, Harrison County, Mississippi.

Parcel Two

Lots Ten (10) through Twelve (12), inclusive, BLOCK 99, ORIGINAL GULFPORT, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk, First Judicial District, Harrison County, Mississippi.

Parcel Three

Lots 23 and 24, BLOCK 99, ORIGINAL GULFPORT, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk, First Judicial District, Harrison County, Mississippi, and the East one-half of that public right-of-way known as 26th Avenue adjoining said lots which was vacated by Judgment of the Chancery Court of Harrison County, Mississippi, First Judicial District in Cause No. 98-00769 and recorded in Deed Book 1421 at pages 619-621 in the Land Deed Records of Harrison County, Mississippi.

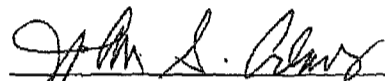
This conveyance is subject to all prior restrictive covenants, reservations, rights-of-way and easements of record relating to the above-described land.

The Grantors herein covenant that none of the above-described land was the homestead of Diana S. Adams or William H. Adams, and did not form any part of their homestead.

BOOK 1622 PAGE 243

Ad valorem taxes for the year 2003 have been prorated between the Grantors and the Grantees, and payment thereof is assumed by the Grantee herein.

WITNESS our signatures this the 28 day of March, 2003.



John S. Adams, Co-Trustee of the
Diana S. Adams Residuary Trust



John M. Dowdy, Sr., Co-Trustee of the
Diana S. Adams Residuary Trust

BOOK 1622 PAGE 244

STATE OF MISSISSIPPI
COUNTY OF HARRISON

This day personally appeared before me, the undersigned notary public in and for the aforesaid state and county, within my jurisdiction, the within-named **JOHN S. ADAMS**, who acknowledged that he is one of the co-trustees of the Diana S. Adams Residuary Trust, and that in said representative capacity as trustee he executed and delivered the above and foregoing instrument, being a deed of conveyance, after being duly authorized so to do.

WITNESS my hand and official seal of office on this the 28th day of March, 2003.

Elizabeth C. Johnson
Notary Public

My Commission Expires:

May 10, 2003

STATE OF MISSISSIPPI
COUNTY OF HARRISON

This day personally appeared before me, the undersigned notary public in and for the aforesaid state and county, within my jurisdiction, the within-named **JOHN M. DOWDY, SR.**, who acknowledged that he is one of the co-trustees of the Diana S. Adams Residuary Trust, and that in said representative capacity he executed and delivered the above and foregoing instrument, being a deed of conveyance, after being duly authorized so to do.

WITNESS my hand and official seal of office on this the 28th day of March, 2003.

Elizabeth C. Johnson
Notary Public

My Commission Expires:

May 10, 2003

BOOK 1622 PAGE 245

INDEXING INSTRUCTIONS

TITLE NOT EXAMINED

GRANTORS:

John S. Adams and John M. Dowdy, Sr., Co-Trustees
Diana S. Adams Residuary Trust
P. O. Box 1386
Gulfport, MS 39502
Telephone No. (228) 863-2354

GRANTEES:

John S. Adams and John M. Dowdy, Sr., Co-Trustees
Diana S. Adams Trust f/b/o William Brent Adams u/w 6-10-98
P. O. Box 1386
Gulfport, MS 39502
Telephone No. (228) 863-2354

**THIS DOCUMENT PREPARED, WITHOUT
EXAMINATION OF TITLE, BY:**

Frederick T. Hoff, Jr., Esq. (MBN 2495)
Newton and Hoff, L.L.P.
P. O. Box 910
Gulfport, Mississippi 39502
Tel. No.: (228) 863-8827

INDEX: Lots 1-5, inclusive, Block 99, Original Gulfport, FJD, Harrison Co., MS

Lots 10-12, inclusive, Block 99, Original Gulfport, FJD, Harrison Co., MS

Lots 23 and 24, Block 99, Original Gulfport, FJD, Harrison Co., MS, and East one-half of that public right-of-way known as 26th Avenue adjoining said lots which was vacated by Judgment of the Chancery Court of Harrison County, Mississippi, First Judicial District in Cause No. 98-00769 and recorded in Deed Book 1421 at pages 619-621

BOOK 1622 PAGE 250



[Signature]
1st Judicial District
Instrument Number 2003 2313 D
Filed 3 28 2003 2 29 P
Total Fees 9.00
Book 1622 Page 250 Recorded 3-31-03

STATE OF MISSISSIPPI
COUNTY OF HARRISON

**CERTIFICATE OF TRUST
DIANA S. ADAMS RESIDUARY TRUST**

Pursuant to the provisions of Section 91-9-7 of the Mississippi Code of 1972 (as amended), the Trustee of the following-named trust hereby executes this Certificate of Trust as follows:

1. The name of the trust is:

DIANA S. ADAMS RESIDUARY TRUST

2. The name of the Trustees, and street and mailing address of the office

and the Trustees are:

John S. Adams and John M. Dowdy, Sr., Co-Trustees
Diana S. Adams Residuary Trust
P. O. Box 1386
Gulfport, Mississippi 39502

3. The name and street and mailing address of the Grantor is:

Estate of Diana S. Adams, Deceased
John S. Adams and John M. Dowdy, Sr., Co-Administrators
P. O. Box 1386
Gulfport, Mississippi 39502

4. The description of the property owned by or conveyed to the trust is:

Parcel One

Lots One (1) through Five (5), inclusive, BLOCK 99, ORIGINAL GULFPORT, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk, First Judicial District, Harrison County, Mississippi.

Parcel Two

Lots Ten (10) through Twelve (12), inclusive, BLOCK 99, ORIGINAL GULFPORT, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk, First Judicial District, Harrison County, Mississippi.

Parcel Three

Lots 23 and 24, BLOCK 99, ORIGINAL GULFPORT, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk, First Judicial District, Harrison County, Mississippi, and the East one-half of that public right-of-way known as 28th Avenue adjoining said lots which was vacated by Judgment of the Chancery Court of Harrison County, Mississippi, First Judicial District in Cause No. 98-00769 and recorded in Deed Book 1421 at pages 619-621 in the Land Deed Records of Harrison County, Mississippi.

5. The date of termination of the trust is:

Upon the death of William H. Adams

6. The general powers granted to the Trustee are:

All powers contained in the Mississippi Uniform Trustees' Powers Law (Sections 91-9-101 through 91-9-119 of the Mississippi Code of 1972, as amended).

IN WITNESS WHEREOF, the Trustees have executed this Certificate on this 28 day of March, 2003.

John S. Adams
John S. Adams, Co-Trustee of the
Diana S. Adams Residuary Trust

John M. Dowdy, Sr.
John M. Dowdy, Sr., Co-Trustee of the
Diana S. Adams Residuary Trust

STATE OF MISSISSIPPI
COUNTY OF HARRISON

This day personally appeared before me, the undersigned notary public in and for the aforesaid state and county, within my jurisdiction, the within-named **JOHN S. ADAMS**, who acknowledged that he is one of the co-trustees of the Diana S. Adams Residuary Trust, and that in said representative capacity as trustee he executed and delivered the above and foregoing instrument, being a certificate of trust, after being duly authorized so to do.

WITNESS my hand and official seal of office on this the 28th day of March, 2003.

Eleanor C. Johnson
Notary Public

My Commission Expires:

May 10, 2003

STATE OF MISSISSIPPI
COUNTY OF HARRISON

This day personally appeared before me, the undersigned notary public in and for the aforesaid state and county, within my jurisdiction, the within-named **JOHN M. DOWDY, SR.**, who acknowledged that he is one of the co-trustees of the Diana S. Adams Residuary Trust, and that in said representative capacity he executed and delivered the above and foregoing instrument, being a certificate of trust, after being duly authorized so to do.

WITNESS my hand and official seal of office on this the 28th day of March, 2003.

Eleanor C. Johnson
Notary Public

My Commission Expires:

May 10, 2003

BOOK 1622 PAGE 252

INDEXING INSTRUCTIONS

TITLE NOT EXAMINED

John S. Adams and John M. Dowdy, Sr., Co-Trustees
Diana S. Adams Residuary Trust
P. O. Box 1386
Gulfport, MS 39502
Telephone No. (228) 863-2354

**THIS DOCUMENT PREPARED, WITHOUT
EXAMINATION OF TITLE, BY:**

Frederick T. Hoff, Jr., Esq. (MBN 2495)
Newton and Hoff, L.L.P.
P. O. Box 910
Gulfport, Mississippi 39502
Tel. No.: (228) 863-8827

INDEX: Lots 1-5, inclusive, Block 99, Original Gulfport, FJD, Harrison Co., MS

Lots 10-12, inclusive, Block 99, Original Gulfport, FJD, Harrison Co., MS

Lots 23 and 24, Block 99, Original Gulfport, FJD, Harrison Co., MS, and East one-half of that public right-of-way known as 26th Avenue adjoining said lots which was vacated by Judgment of the Chancery Court of Harrison County, Mississippi, First Judicial District in Cause No. 98-00769 and recorded in Deed Book 1421 at pages 619-621.

BOOK 1622 PAGE 253
STATE OF MISSISSIPPI
COUNTY OF HARRISON



[Signature] 1st Judicial District
Instrument Number 2003 2314 D
Filed 3 28 2003 2 30 P
Total Fees 8.00
Book 1622 Page 253 Recorded 3-31-03

**CERTIFICATE OF TRUST
DIANA S. ADAMS TRUST FOR THE BENEFIT OF WILLIAM BRENT ADAMS**

Pursuant to the provisions of Section 91-9-7 of the Mississippi Code of 1972 (as amended), the Trustee of the following-named trust hereby executes this Certificate of Trust as follows:

1. The name of the trust is:

DIANA S. ADAMS TRUST FOR THE BENEFIT OF
WILLIAM BRENT ADAMS

2. The name of the Trustees, and street and mailing address of the office

and the Trustees are:

John S. Adams and John M. Dowdy, Sr., Co-Trustees
Diana S. Adams Trust for the benefit of William Brent Adams
P. O. Box 1386
Gulfport, Mississippi 39502

3. The name and street and mailing address of the Grantor is:

John S. Adams and John M. Dowdy, Sr., Co-Trustees
Diana S. Adams Residuary Trust
P. O. Box 1386
Gulfport, Mississippi 39502

4. The description of the property owned by or conveyed to the trust is:

Parcel One

Lots One (1) through Five (5), inclusive, BLOCK 99, ORIGINAL GULFPORT, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk, First Judicial District, Harrison County, Mississippi.

Parcel Two

Lots Ten (10) through Twelve (12), inclusive, BLOCK 99, ORIGINAL GULFPORT, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk, First Judicial District, Harrison County, Mississippi.

Parcel Three

Lots 23 and 24, BLOCK 99, ORIGINAL GULFPORT, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk, First Judicial District, Harrison County, Mississippi, and the East one-half of that public right-of-way known as 26th Avenue adjoining said lots which was vacated by Judgment of the Chancery Court of Harrison County, Mississippi, First Judicial District in Cause No. 98-00769 and recorded in Deed Book 1421 at pages 619-621 in the Land Deed Records of Harrison County, Mississippi.

5. The date of termination of the trust is:

Indefinite

6. The general powers granted to the Trustee are:

All powers contained in the Mississippi Uniform Trustees' Powers Law (Sections 91-9-101 through 91-9-119 of the Mississippi Code of 1972, as amended).

IN WITNESS WHEREOF, the Trustees have executed this Certificate on this 28 day of March, 2003.

John S. Adams
John S. Adams, Co-Trustee of the
Diana S. Adams Trust for the benefit of
William Brent Adams

John M. Dowdy, Sr.
John M. Dowdy, Sr., Co-Trustee of the
Diana S. Adams Trust for the benefit of
William Brent Adams

STATE OF MISSISSIPPI
COUNTY OF HARRISON

This day personally appeared before me, the undersigned notary public in and for the aforesaid state and county, within my jurisdiction, the within-named JOHN S. ADAMS, who acknowledged that he is one of the co-trustees of the Diana S. Adams Trust for the benefit of William Brent Adams, and that in said representative capacity as trustee he executed and delivered the above and foregoing instrument, being a certificate of trust, after being duly authorized so to do.

WITNESS my hand and official seal of office on this the 28th day of March, 2003.

Eleanor C. Johnson
Notary Public

My Commission Expires:

May 10, 2003

STATE OF MISSISSIPPI
COUNTY OF HARRISON

This day personally appeared before me, the undersigned notary public in and for the aforesaid state and county, within my jurisdiction, the within-named JOHN M. DOWDY, SR., who acknowledged that he is one of the co-trustees of the Diana S. Adams Trust for the benefit of William Brent Adams, and that in said representative capacity he executed and delivered the above and foregoing instrument, being a certificate of trust, after being duly authorized so to do.

WITNESS my hand and official seal of office on this the 28th day of March, 2003.

Eleanor C. Johnson
Notary Public

My Commission Expires:

May 10, 2003

BOOK 1622 PAGE 255

INDEXING INSTRUCTIONS

TITLE NOT EXAMINED

John S. Adams and John M. Dowdy, Sr., Co-Trustees
Diana S. Adams Trust f/b/o William Brent Adams
P. O. Box 1386
Gulfport, MS 39502
Telephone No. (228) 863-2354

**THIS DOCUMENT PREPARED, WITHOUT
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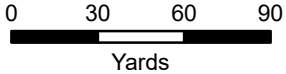
Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0811F-05-062.000	DIANA S. ADUMS TRUST F/B/O WILLIAM BRENT ADAMS (OWNER) JOHN S. ADAMS (CO-TRUSTEE) JOHN M. DOWDY (CO-TRUSTEE) CRAIG HUTCH (AGENT)	P.O. BOX 1386 P.O. BOX 1386 P.O. BOX 1386 12010 KLIEN ROAD	GULFPORT GULFPORT GULFPORT GULFPORT	MS MS MS MS	39502 39502 39502 39503
			Adjacent Property Owners (2604PC049)				
	126275	0811F-05-059.001	OWCO LLC	P O BOX 673	GULFPORT	MS	39502
	90812	0811F-05-059.000	OWCO LLC	1414 25TH AVE	GULFPORT	MS	39501
N	90815	0811F-05-071.000	KANSAS CITY SOUTHERN RAILWAY CO	PROPERTY TAX DEPT	KANSAS CITY	MO	6E+08
	19577	0811F-05-068.000	ADAMS JOHN S & DOWDY JOHN M SR	P O BOX 1386	GULFPORT	MS	39502
N	19571	0811F-05-060.000	ADAMS JOHN S & DOWDY JOHN M SR	P O BOX 1386	GULFPORT	MS	39502
N	90816	0811E-01-038.000	KANSAS CITY SOUTHERN RAILWAY CO	PROPERTY TAX DEPT	KANSAS CITY	MO	6E+08
	19570	0811F-05-072.000	GULFPORT THERMO-KING SERVICE INC	P O BOX 3177	GULFPORT	MS	39505
	19586	0811F-05-048.000	STARNER CAROL A & HERRINGTON IRA S	13187 TURTLE CREEK PARKWAY	GULFPORT	MS	39503
N	99984	0811E-01-038.001	GULFPORT THERMO-KING SERVICE INC	P O BOX 3177	GULFPORT	MS	39505
	19704	0811F-05-065.000	BUSH JOHN I	1915 25TH AVE	GULFPORT	MS	39501
	19702	0811F-05-063.000	WATT RODNEY M	22184 RIVERLINE RD	SAUCIER	MS	39574
	19584	0811F-05-046.000	JONES ELIZABETH ANN	1414 3RD STREET, CIRCLE E	PALMETTO	FL	34221
	19583	0811F-05-045.000	HERRINGTON IRA STEVEN	10356 SHORECREST RD	BILOXI	MS	39532
N	19575	0811F-05-062.000	ADAMS JOHN S & DOWDY JOHN M SR	P O BOX 1386	GULFPORT	MS	39502
	19707	0811F-05-073.000	HANCOCK BANK	11700 PRESTON ROAD	DALLAS	TX	75230
	19416	0811F-05-050.000	CARRANZA MERCEDES -ETAL-	1922 25TH AVE	GULFPORT	MS	39501
N	19576	0811F-05-067.000	GULFPORT THERMO-KING SERVICE INC	P O BOX 3177	GULFPORT	MS	39505
	19585	0811F-05-047.000	MATHERS RAYMOND M & ANNE M	38 52ND ST	GULFPORT	MS	39501
	19431	0811F-05-069.000	CROSBY GARLAND WESLEY	14444 O'NEAL RD	GULFPORT	MS	39503
	90811	0811F-05-058.000	CROSBY MICHAEL W	2111 25TH AVE	GULFPORT	MS	39501
	90814	0811F-05-061.000	ADAMS JOHN S & DOWDY JOHN M SR-TRS	P O BOX 1386	GULFPORT	MS	39502
	19703	0811F-05-064.000	GABCO LLC	31 SHORELINE LN	GULFPORT	MS	39503
	19700	0811F-05-043.000	WAREHOUSE 1928 LLC	1517 29TH AVE	GULFPORT	MS	39507
	19701	0811F-05-044.000	E & K PROPERTIES LLC	P O BOX 1717	GULFPORT	MS	39502
N	19417	0811F-05-049.000	OWCO LLC	PO BOX 673	GULFPORT	MS	39502
N	90813	0811F-05-051.000	OWCO LLC	P O BOX 673	GULFPORT	MS	39502
N	19705	0811F-05-066.000	HANCOCK BANK	C/O VEE SERVICES	DALLAS	TX	75230
	19699	0811F-05-042.000	PLATINUM PROPERTIES LLC	1912 25TH ST	GULFPORT	MS	39501

Planning Commission Approval



Legend

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



1 inch = 200 feet



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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0327789	Legal Ad - IPL0327789		2.0	92.0L

ATTENTION: GULFPORT URBAN DEVELOPMENT IP
 PO BOX 1780
 GULFPORT, MS 39502
 accountspayable@gulfport-ms.gov;sasmith@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 23, 2026 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 2604PC049, by agent Craig Hutch, seeking approval for a private lodge use, Tax Parcel 0811F-05-062.000, 0811F-05-061.000, 0811F-05-060.000, 0811F-05-068.000, 2009 25th Avenue, 2511 21st Street, Zoned T4+ (General Urban Zone "Plus"), T5 (Urban Center Zone), Ward 3

Planning Commission Approval 2604PC051, by agent Terre Barnett, seeking approval for an event center use, Tax Parcel 0910N-01-010.000, 215 Pass Road, Zoned B-2 (General Business), Ward 3

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This the 1st day of April 2026
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0327789
 Apr 8 2026

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

Before me, the undersigned Notary personally appeared the undersigned, who, being by me first duly sworn, did depose and say that he/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:

1.0 insertion(s) published on:
 04/08/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



Sherry Chasteen

Amanda Rodela



Sworn to and subscribed before
 me on

Apr 8, 2026, 10:09 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®



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

PLANNING COMMISSION

Hearing Date: Thursday, April 23, 2026

Planning Commission Approval 2604PC051: Planning Commission Approval 2604PC051, by agent Terre Barnett, seeking approval for an event center use, Tax Parcel 0910N-01-010.000, 215 Pass Road, Zoned B-2 (General Business), Ward 3

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2604PC051

Hearing Date: April 23, 2026

Current Zoning/Use: B-2/ Retail and Studio Work

Legal: Planning Commission Approval 2604PC051, by agent Terre Barnett, seeking approval for an event center use, Tax Parcel 0910N-01-010.000, 215 Pass Road, Zoned B-2 (General Business), Ward 3

TECHNICAL DETAILS

Applicant is seeking approval for an event center use in a commercially zoned area at 215 Pass Road Suite C. This event center is said to be used for things like hosting parties, photography shoots, and other related events. Due to a memorandum, the use for an event center is allowed by planning commission approval, provided that the following conditions are met: 1. Parking required to be on same site as the event center. 2. Must have the required alcohol license from the state to serve liquor. 3. Provide landscape buffering/ screening from residential adjacent properties. 4. Provide health departments inspection documents if serving food. 5. Must comply with building codes for event use. 6. Must comply with fire code capacity. 7. Must comply with city's noise ordinance. The proposed building is 1350 sqft and appears to have 17 regular parking spaces as well as 1 additional handicap space. The proposed site plan meets the requirements for parking for that use, however, this location has also applied for approval to allow for backing out into city right-of-way. Approval of this use will be contingent upon approval for the parking variance. The nearby businesses consist of Cajuns Fabulous Fried Chicken, Gulfport Veterinary Hospital, Amelias Tires, and Auto Connect.

EXECUTIVE SUMMARY

Applicant is seeking approval for an event center use in a B-2 zoning district (General Business) which per ordinance requires Planning Commission Approval. The application meets the requirements for an event center use going before Planning Commission. The proposed structure and parking meet all requirements for this use.

Any approval should consider these conditions:

1. Must comply with all zoning rules and regulations.
2. Approval is contingent upon the approval of case 2604ZB050.
3. Must comply with all requirements listed within the memorandum.
4. Must comply with all current Building Codes and City of Gulfport Ordinances.
5. Provide a site plan drawn to scale.
6. Show handicap parking meeting ADA standards.
7. Provide a pedestrian pathway from the ADA space to the front door.

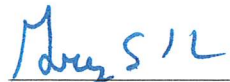
Technical Report
PLANNING COMMISSION APPROVAL

DEPARTMENTAL CONDITIONS

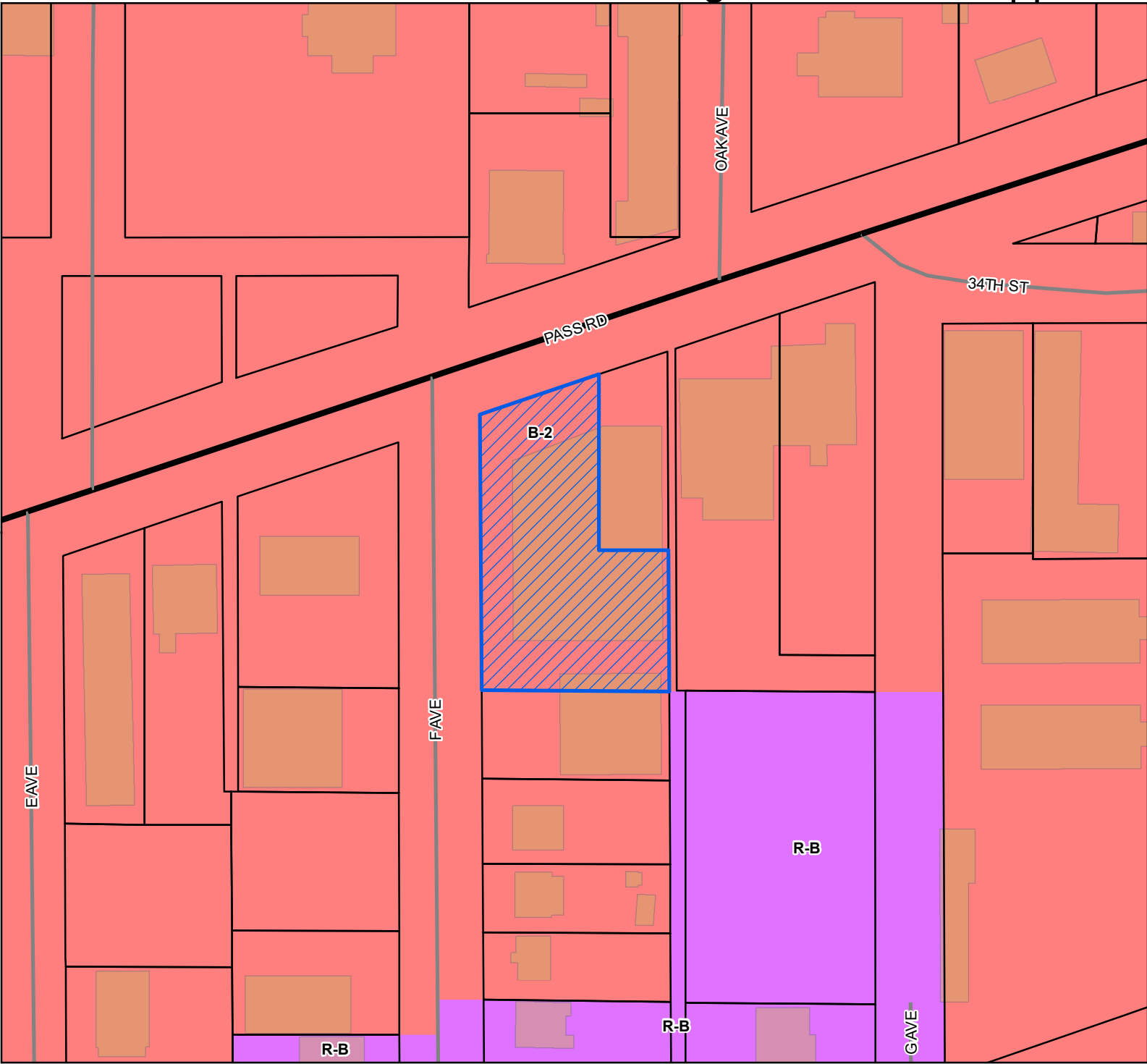
- Engineering:** Provide a site plan drawn to scale. Show handicap parking meeting ADA standards. Identify the ADA accessible entrance to the event center. Provide a pedestrian pathway from the ADA space to the front door. Memo dated 04/13/26.
- Public Works:** No comment as of 04/13/26.
- Traffic and Safety:** No comment as of 04/13/26
- Building Code Services:** Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 04/08/26.
- GIS:** No conditions. Memo dated 04/13/26.
- Police Department:** No comment as of 04/13/26.
- Fire Department:** No conditions. Memo dated 04/13/26.
- City Arborist:** No conditions. Memo dated 04/08/26.
- Landscape Manager:** No conditions. Memo dated 04/02/26.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

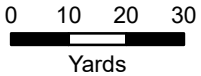


Greg Holmes
Director of Urban Development Department



- Site
- US or State Highway
- Street
- Parcels
- Buildings
- City Limit
- Zoning**
- B-2 - General Business District
- R-B - Residence-Business District

Site Information
 0910N-01-010.000
 Zoning: B-2 (General Business)
 Size: 23249.69 sqft
 Flood: X



1 inch = 100 feet



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

For Staff Use Only

Case Number: 2604PC051

Date Received: 3/3/2026

Receipt Number: 13738625

Received By: BL

Zoning: B-2

Ward: 3 Flood: X

Size: 23 249.69 sqft

APPLICATION FOR PLANNING COMMISSION APPROVAL

Property Information

TAX PARCEL #

0	9	1	0	N	-	0	1	-	0	1	0	•	0	0	0
					-			-				•			
					-			-				•			

(If necessary, use separate sheet of paper)

Address of Property Involved: 215 Pass Rd Gulfport, MS 39507 Suite C

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

General Location: Pass Rd

GENERAL DESCRIPTION OF REQUEST:

ASKING approval for event center

OWNERSHIP AND CERTIFICATION:

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

OWNER

AGENT

Hage Properties, LLC - Laurinda Hage
Printed Name of Owner

Terre D. Barnett
Printed Name of Agent

400 Pass Road
Mailing Address

2248 33rd Street
Mailing Address

Gulfport MS 39507
City State Zip code

Gulfport MS 39501
City State Zip code

Home Phone _____ Work/Cell Phone _____

Home Phone _____ Work/Cell Phone _____

Email _____

Email _____

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 G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.



Designation of Agent

I, Laurence Hoge, being property owner of 215 Pass rd ste. C.
which is the subject of this application hereby authorize Terre D. Barnett to act as my
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning
Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

[Signature]
Signature

3-3-26
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 3 day of March, 2026

[Signature]
Notary Public



April 9th 2029
Commission Expiration

SECTION 1: Required Issues

Transportation and Access — Unchanged

The proposed event center will operate within the existing building footprint and will not alter current access points. All vehicular entry, exit, and parking patterns will remain the same as they are currently established for the property.

Water Supply — Unchanged

The use will not require any modifications to the existing water supply system. The current water service adequately supports the building's needs, and no additional demand beyond normal commercial use is expected.

Waste Disposal — Unchanged

Waste disposal will continue through the existing city-approved waste management services. No change in waste volume or disposal methods beyond typical commercial activity is anticipated.

Fire and Police Protection — Provided by the City of Gulfport

Fire and police protection for the property will continue to be provided by the City of Gulfport. The proposed use does not require any additional emergency services beyond what is already available in this district.

Other Public Facilities — Unchanged

No impact or additional demand is expected on any other public facilities. The property will continue functioning under the same public utility and service arrangements currently in place.

SECTION 2: Zoning Questions

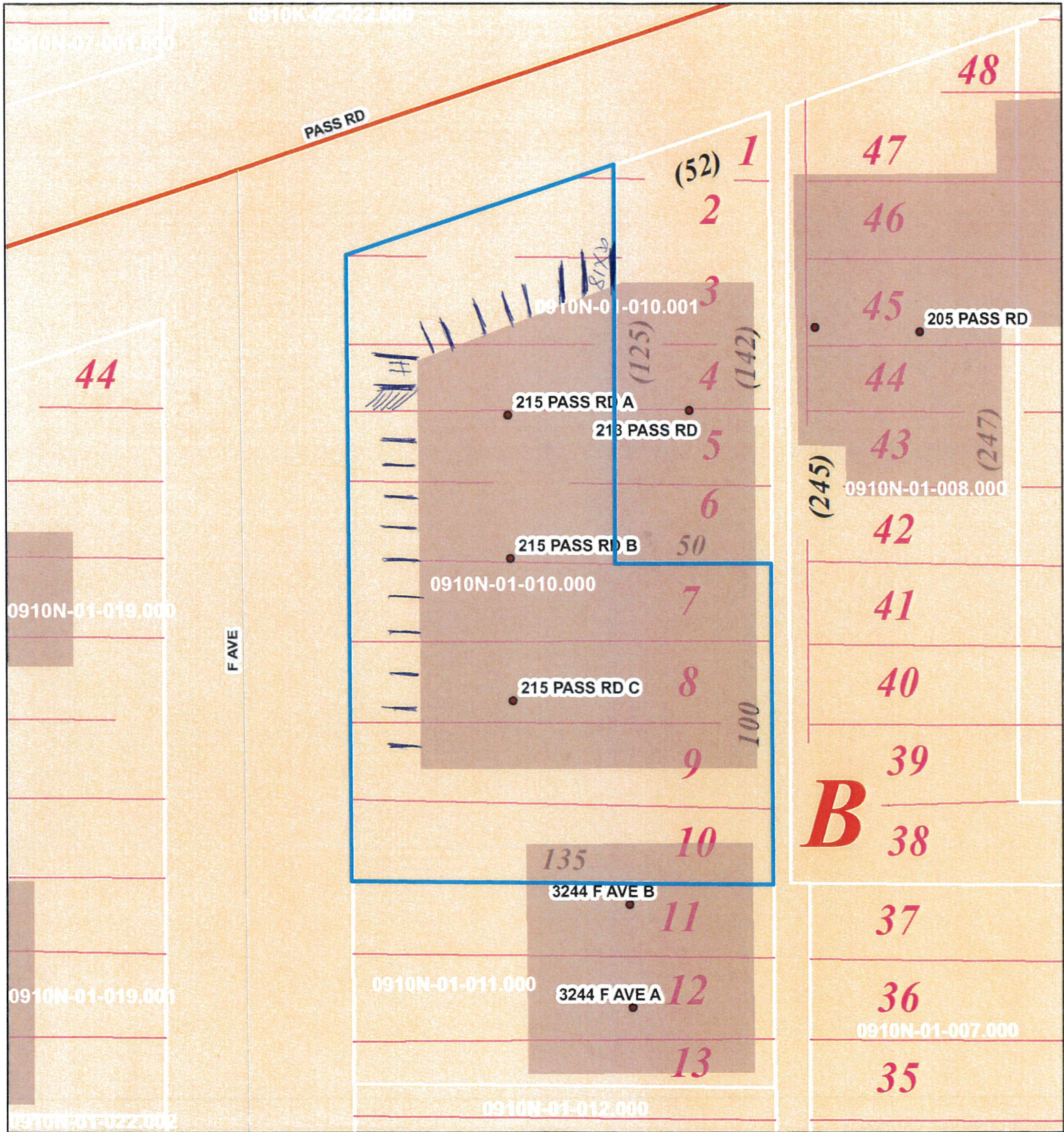
1. Why the proposal will not cause undue traffic congestion or create a traffic hazard

The proposed event center will operate within the existing site layout and available parking areas, which are adequate for the anticipated number of guests. Events will be scheduled and managed to prevent overlapping high-traffic periods, ensuring a smooth flow of vehicles. Additionally, the existing entrances and exits are already designed to accommodate commercial traffic safely, and the proposal does not introduce any changes that would increase congestion or create traffic hazards.

2. Why the proposal is in harmony with the orderly and appropriate development of the district

The proposed event center aligns with the existing commercial nature of the district and supports continued economic activity in the area. The use is compatible with surrounding properties and

contributes positively to community engagement and local business growth. Because the building, access points, and infrastructure remain unchanged, the event center fits seamlessly into the current development pattern and supports the city's goals for responsible and appropriate land use within this district.



1 inch = 42 feet

Area Map

Parcels

Printed 11/18/2025



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Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Hage Properties, LLC	Legal
HAGE LIMITED PARTNERSHIP	Previous Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	664946
Status:	Good Standing
Effective Date:	12/23/1998
State of Incorporation:	Mississippi
Principal Office Address:	400 PASS RD, 400 PASS RD, Suite A GULFPORT, MS 39507

Registered Agent

Name
Hage, Laurence M
400 Pass Road
Gulfport, MS 39507

Officers & Directors

Name	Title
Laurence M. Hage, D.D.S. 11500 Stanton Circle Gulfport, MS 39503	Member

STATE OF MISSISSIPPI

COUNTY OF HARRISON/FIRST JUDICIAL DISTRICT

WARRANTY DEED



For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, cash in hand paid, the receipt of which is hereby acknowledged,

PHILIP J. HAGE, and wife, SADIE S. HAGE do(es) hereby sell, convey and warrant unto,

HAGE LIMITED PARTNERSHIP, a Mississippi Limited Partnership the property situated and being in Harrison County, State of Mississippi, described as follows, to-wit:

DESCRIPTION PER THE ATTACHED EXHIBIT A, WHICH IS ENCOMPASSED WITHIN FOR ALL INTENTS AND PURPOSES AS IF WRITTEN.

THIS CONVEYANCE is subject to all restrictions, easements and reservations affecting said property of record in the office of the Chancery Clerk of Harrison County, Mississippi.

WITNESS the signature(s) of the undersigned on this the 30 day of Dec, 1998.

Philip J. Hage
PHILIP J. HAGE

TITLE NOT EXAMINED

Sadie S. Hage
SADIE S. HAGE

INDEXING INSTS: LOTS 1 THROUGH 10 OF BLK. B OF JORDON & MCGUIRE S/D, FIRST JD. HARRISON COUNTY, MS

STATE OF MS

BOOK 1436 PAGE 425

COUNTY/PARISH OF HARRISON

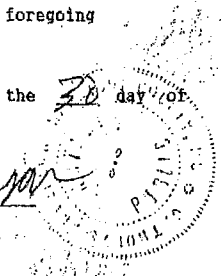
Personally appeared before me, the undersigned authority, in and for the above named jurisdiction, the within named

PHILIP J. HAGE and wife, SADIE S. HAGE

acknowledged that they signed and delivered the above and foregoing instrument on the day and date therein mentioned.

GIVEN under my hand and seal of office on this the 30 day of Dec, 1998.

C. Thomas Anderson
NOTARY PUBLIC



My Commission Expires: 8/21/99

GRANTORS ADDRESS: 400 PASS ROAD, GULFPORT, MS 39507

GRANTORS TELEPHONE: 228-864-5437

GRANTEES ADDRESS: 400 PASS ROAD, GULFPORT, MS 39507

GRANTEES TELEPHONE: 228-864-543

Prepared by:
C. Thomas Anderson
918 Washington, Ave
Ocean Springs, MS 39564
875-0176

EXHIBIT "A"

The following described land situated and being in the City of Gulfport, in the First Judicial District of Harrison County, Mississippi, to-wit:

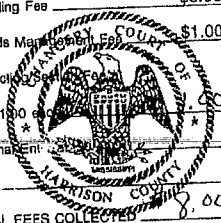
Lots 1 through 10 of Block B of Jordan & McGuire Subdivision, said Subdivision being a replat of Blocks 1, 2 and 3 of East Magnolia Grove Subdivision in the City of Gulfport, Harrison County, Mississippi, according to the official map or plat thereof on file in the Office of the Clerk of the Chancery Court of Harrison County, Mississippi, in Records of Plats, Book 10, Page 1, and which land is located in the SEk of Section 35, Township 7 South, Range 11 West, Harrison County, Mississippi.

LESS AND EXCEPT any portion thereof conveyed for Pass Road or for the widening of Pass Road.

Instrument No. 9819

STATEMENT OF FEES

Recording Fee	\$6.00
Records Maintenance Fee	\$1.00
Abstract of Sale	\$1.00
Marginal Fee	\$1.00
Other	\$8.00
TOTAL FEES COLLECTED	\$17.00

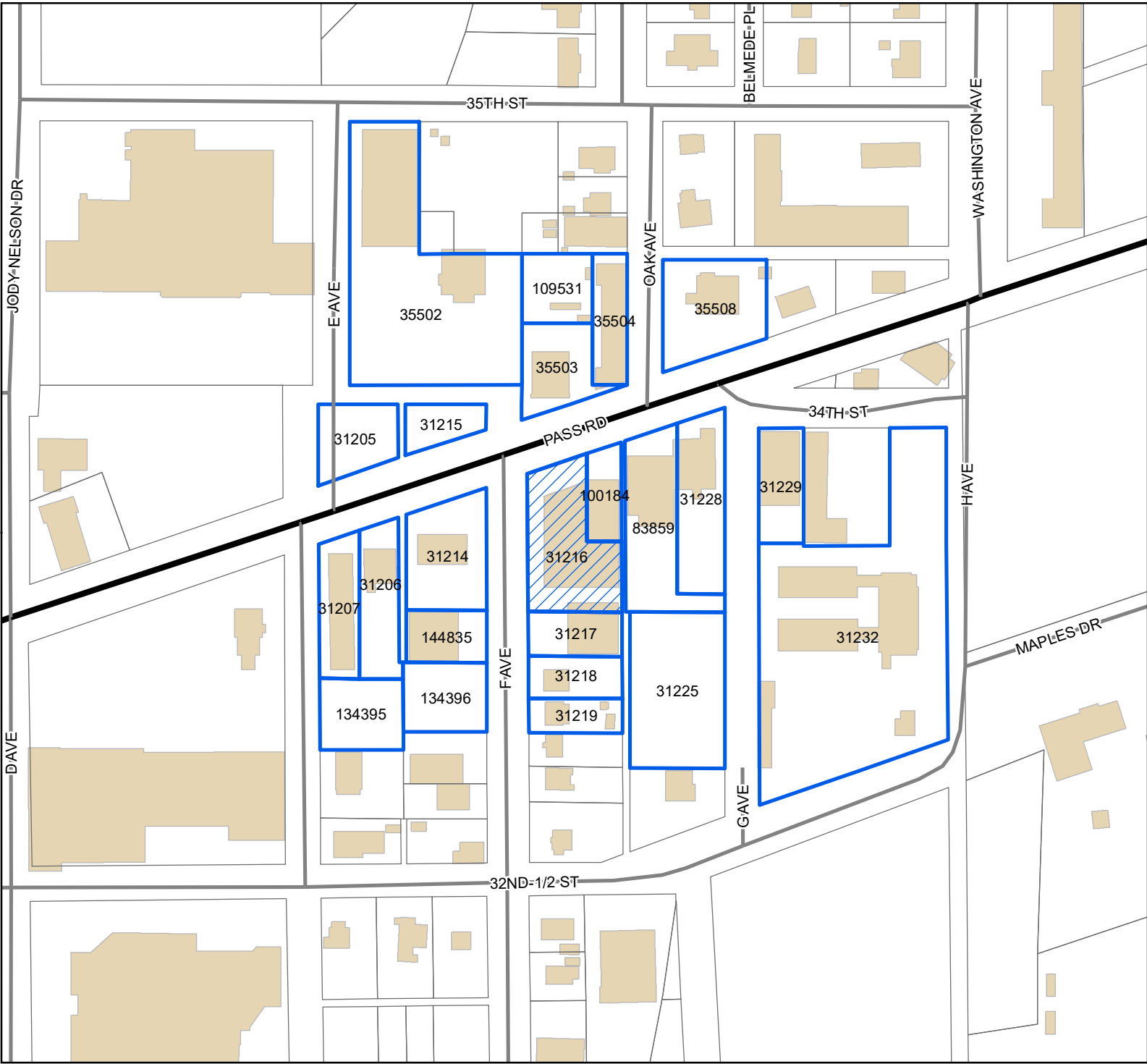


STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:





I hereby certify that this instrument was received and filed for record at 10 o'clock and 49 minutes A. M. on 31 day of Dec, A.D. 19 98 and recorded Jan 4, 19 99 in Records of Deeds Book 1436 Pages 424-426

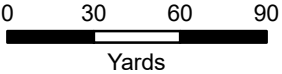
JOHN McADAMS, Chancery Clerk
John McAdams, D.C.
LAWRENCE-GREENWOOD 00985

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0910N-01-010.000	HAGE PROPERTIES, LLC (OWNER)	400 PASS ROAD	GULFPORT	MS	39507
			TERRE D. BARNETT (AGENT)	2248 33RD STREET	GULFPORT	MS	39501
			Adjacent Property Owners (2604ZB051)				
N	83859	0910N-01-008.000	HAGE LIMITED PARTNERSHIP	400 PASS RD	GULFPORT	MS	39507
N	100184	0910N-01-010.001	HAGE LIMITED PARTNERSHIP	400 PASS RD	GULFPORT	MS	39507
	31232	0910N-01-004.000	BELLSOUTH TELECOMMUNICATIONS LLC	D/B/A AT & T MISSISSIPPI	BIRMINGHAM	AL	35201
	35503	0910K-02-022.000	GULFPORT VETERINARY HOSPITAL HOLDIN	204 PASS ROAD	GULFPORT	MS	39507
	35502	0910K-02-007.000	PASS ROAD BAPTIST CHURCH	1319 2ND ST	GULFPORT	MS	39501
	109531	0910K-02-022.001	PASS ROAD BAPTIST CHURCH	208 PASS RD	GULFPORT	MS	39507
N	31205	0910N-07-002.000	PASS ROAD BAPTIST CHURCH	208 PASS RD	GULFPORT	MS	39501
	31207	0910N-01-021.000	ADVANCE CAR AUDIO INC	315 PASS RD	GULFPORT	MS	39507
N	31217	0910N-01-011.000	HAGE LIMITED PARTNERSHIP	400 PASS RD	GULFPORT	MS	39507
	31225	0910N-01-007.000	SIMMONS KENNETH RAY JR & SHERRY ANN	2492 TANDY DR	GULFPORT	MS	39503
	31229	0910N-01-003.000	MISS GULF COAST YOUTH FOR CHRIST	111 EAST 34TH STREET	GULFPORT	MS	39507
N	31216	0910N-01-010.000	HAGE LIMITED PARTNERSHIP	400 PASS RD	GULFPORT	MS	39507
N	31214	0910N-01-019.000	HAGE LIMITED PARTNERSHIP	400 PASS RD	GULFPORT	MS	39507
N	31215	0910N-07-001.000	PASS ROAD BAPTIST CHURCH	208 PASS ROAD	GULFPORT	MS	39507
	31228	0910N-01-009.000	GATES NEVILLE JR	19 51ST STREET	GULFPORT	MS	39507
	31218	0910N-01-012.000	LADNER WALLACE & JEANETTE	P O BOX 6496	GULFPORT	MS	39506
	35508	0910K-02-024.000	HARVEY THOMAS CLEMENTS III	CAJUNS FABULOUS FRIED CHICKEN	GULFPORT	MS	39507
	31206	0910N-01-020.000	DUNNIGAN GARY L	311 PASS RD	GULFPORT	MS	39507
	134395	0910N-01-022.000	NEUMANN PROPERTIES LLC	14500 CANAL LOOP	GULFPORT	MS	39503
	134396	0910N-01-022.000	BLACKWATER REAL ESTATE LLC	9175 ASHBURY LANE	GULFPORT	MS	39503
N	144835	0910N-01-019.000	HAGE LIMITED PARTNERSHIP	400 PASS RD	GULFPORT	MS	39507
	35504	0910K-02-023.000	VU HONG NHUNG THI & MYLAN THI VU	347 RODENBERG AVE	BILOXI	MS	39531
	31219	0910N-01-013.000	MERTZ MANAGEMENT LLC	2817 17TH AVE	GULFPORT	MS	39501



Legend

-  Site
-  US or State Highway
-  Street
-  Buildings



1 inch = 200 feet



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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0327789	Legal Ad - IPL0327789		2.0	92.0L

ATTENTION: GULFPORT URBAN DEVELOPMENT IP
 PO BOX 1780
 GULFPORT, MS 39502
 accountspayable@gulfport-ms.gov;sasmith@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 23, 2026 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.

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Zoning Map Amendment 2604PC045, by agent Micheal Collins, requesting to rezone parcel to R-2 (Single-family), Tax Parcel 0810I-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

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This the 1st day of April 2026
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0327789
 Apr 8 2026

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

Before me, the undersigned Notary personally appeared the undersigned, who, being by me first duly sworn, did depose and say that he/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:

1.0 insertion(s) published on:
 04/08/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



Sherry Chasteen

Amanda Rodela



Sworn to and subscribed before me on

Apr 8, 2026, 10:09 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®



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

PLANNING COMMISSION

Hearing Date: Thursday, April 23, 2026

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Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2604PC052

Hearing Date: April 23, 2026

Current Zoning/Use: R-2/ Vacant structure

Legal: Planning Commission Approval 2604PC052, by owner Hector Rojas, seeking approval of auto sales of less than 50 vehicles, Tax Parcels 0710M-01-012.006, 0710M-01-012.001, 5914 28th Street, Zoned R-2 (Single-family), Ward 1

TECHNICAL DETAILS

The applicant requests approval for auto sales of less than 50 vehicles. The current zoning of the property is zoned R-2 (Single Family). This use is not allowed in this zoning district by any means. This application is going forward on the basis that the applicant is approved by the City Council to change the zoning from R-2 to B-2 (General Business) with case 2604PC053. If the applicant is denied by City Council, any approval will be null and void. It must be noted that this application includes the vacant property North of the developed property. This property is shown to have wetlands and any development or usage would require some form of approval or delineation report from the Army Corps of Engineers. The proposed use requires 3 9'x18' parking spaces and one ADA compliant handicap space. The proposed site plan meets this requirement. It must be noted that the spaces for car storage would not count towards any parking requirement. A permit will need to be pulled in order to restripe the parking prior to any license being given. The parking that currently exists on the site would cause the need for a backing out into city right of way variance. It is clear to staff that a commercial use would be more in line with properties along 28th Street as the vast majority of properties that front this street are zoned industrial or commercial. It should be noted that the applicant is also requesting a variance in order to construct a 6' chain-link fence in the front yard of this property. By the time of this meeting, that fence will have been approved or denied by the zoning board.

EXECUTIVE SUMMARY

The applicant requests approval for auto sales of less than 50 vehicles. The two properties require approval from City Council in order to rezone from R-2 to B-2 so that they can receive the necessary approval from Planning Commission. If the City Council denies the applicant's zoning map amendment request, any approval from the Planning Commission would be null and void. The northern property is largely covered in wetlands and a delineation report or approval would need to come from the Army Corps of Engineers prior to any work being done on that parcel. The proposed parking on the site plan meets our requirements but it will require a complete restriping of the parking lot that exists now. The restriping of the parking lot will require a permit being pulled prior to any license being given. The use would be consistent with development along 28th street as the vast majority of property that fronts the street is zoned commercial or industrial. It should be noted that the applicant is also requesting a variance in

Technical Report

PLANNING COMMISSION APPROVAL

order to place a 6' chain-link fence in the front yard of the property. As engineering noted, the existing parking has spaces within the city right of way. The provided site plan requires the parking spaces to be restriped in order to meet the City of Gulfport Ordinances or a survey showing the existing parking meets our requirements.

Any approval should consider these conditions:

1. Approval would allow for auto sales of less than 50 vehicles.
2. Must comply with all current Building Codes and City of Gulfport Ordinances.
3. 28th Street has a wide right-of-way. One of the existing parking spaces along the western side of the parcel is partially on the City right-of-way. Provide a site plan drawn to scale that shows the parcel property line.
4. The handicap parking space must have a striped access aisle and must be van accessible.
5. A permit must be pulled for the re-striping of any parking spaces.

DEPARTMENTAL CONDITIONS

<u>Engineering:</u>	28 th Street has a wide right-of-way. One of the existing parking spaces along the western side of the parcel is partially on the City right-of-way. Provide a site plan drawn to scale that shows the parcel property line. The handicap parking space must have a striped access aisle and must be van accessible. Memo dated 4/13/26.
<u>Public Works:</u>	No comment as of 4/13/26.
<u>Traffic and Safety:</u>	Parking spaces cannot be on city ROW. Handicap parking space must meet the current city and MUTLD standards. Memo dated 4/13/26.
<u>Building Code Services:</u>	Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 4/8/26.
<u>GIS:</u>	No conditions. Memo dated 4/13/26.
<u>Police Department:</u>	No comment as of 4/13/26.
<u>Fire Department:</u>	No conditions. Memo dated 4/2/26.
<u>City Arborist:</u>	No conditions. Memo dated 4/8/26.

DIRECTOR APPROVAL

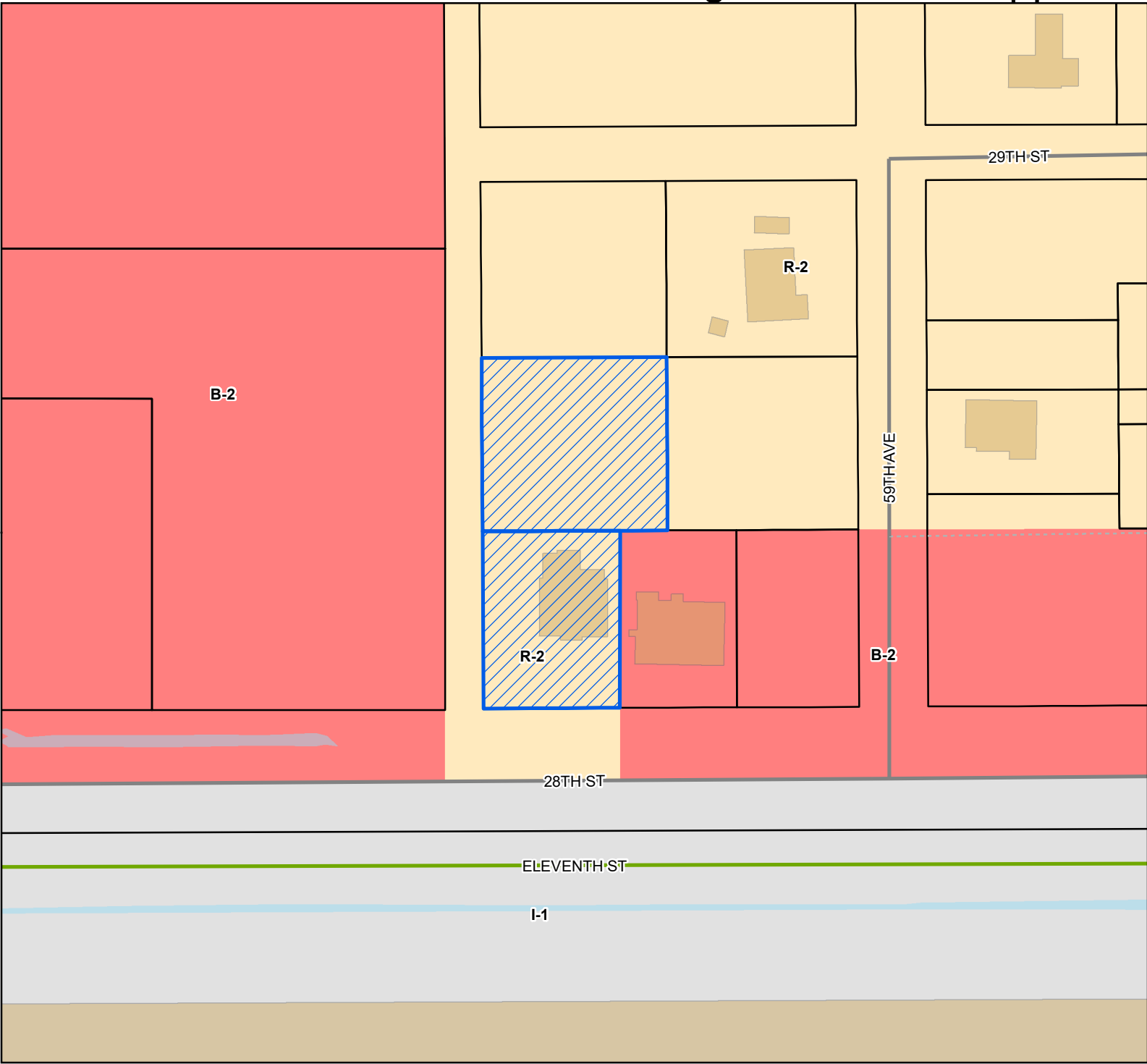
This report has been reviewed and approved by:

Technical Report
PLANNING COMMISSION APPROVAL

Greg S / L

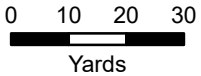
Greg Holmes
Director of Urban Development Department

Planning Commission Approval



- Site
 - Street
 - Military Street
 - Alley
 - Parcels
 - Buildings
 - Water Features
 - City Limit
- Zoning**
- B-2 - General Business District
 - I-1 - Light Industry District
 - R-2 - Single Family Residence District (Medium Density)

Site Information
 0710M-01-012.001
 0710M-01-012.006
 Zoning: R-2 (Single Family)
 Size: 29174 sqft



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

Case Number: 2609PC052

Date Received: 3/3/2021

Receipt Number: 13738795

Received By: BC

Zoning: R-2

Ward: 1 Flood: ✓

Size: 26,174 sq ft

Property Information

TAX PARCEL #

0	7	1	0	M	-	0	1	-	0	1	2	.	0	0	6
0	7	1	0	M	-	0	1	-	0	1	2	.	0	0	1
					-			-				.			

(If necessary, use separate sheet of paper)

Address of Property Involved: 5914 28th Street

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

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

CAR Dealer - for the SALE of CARS
HH AUTO SALES LLC

OWNERSHIP AND CERTIFICATION:

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

OWNER

AGENT

Hector Rojas
Printed Name of Owner

37460 Road 310
Mailing Address

Pass Christian, MS 39571
City State Zip code

City State Zip code

Home Phone Work/Cell Phone

Email

Signature of Owner

Printed Name of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

Signature of Agent

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

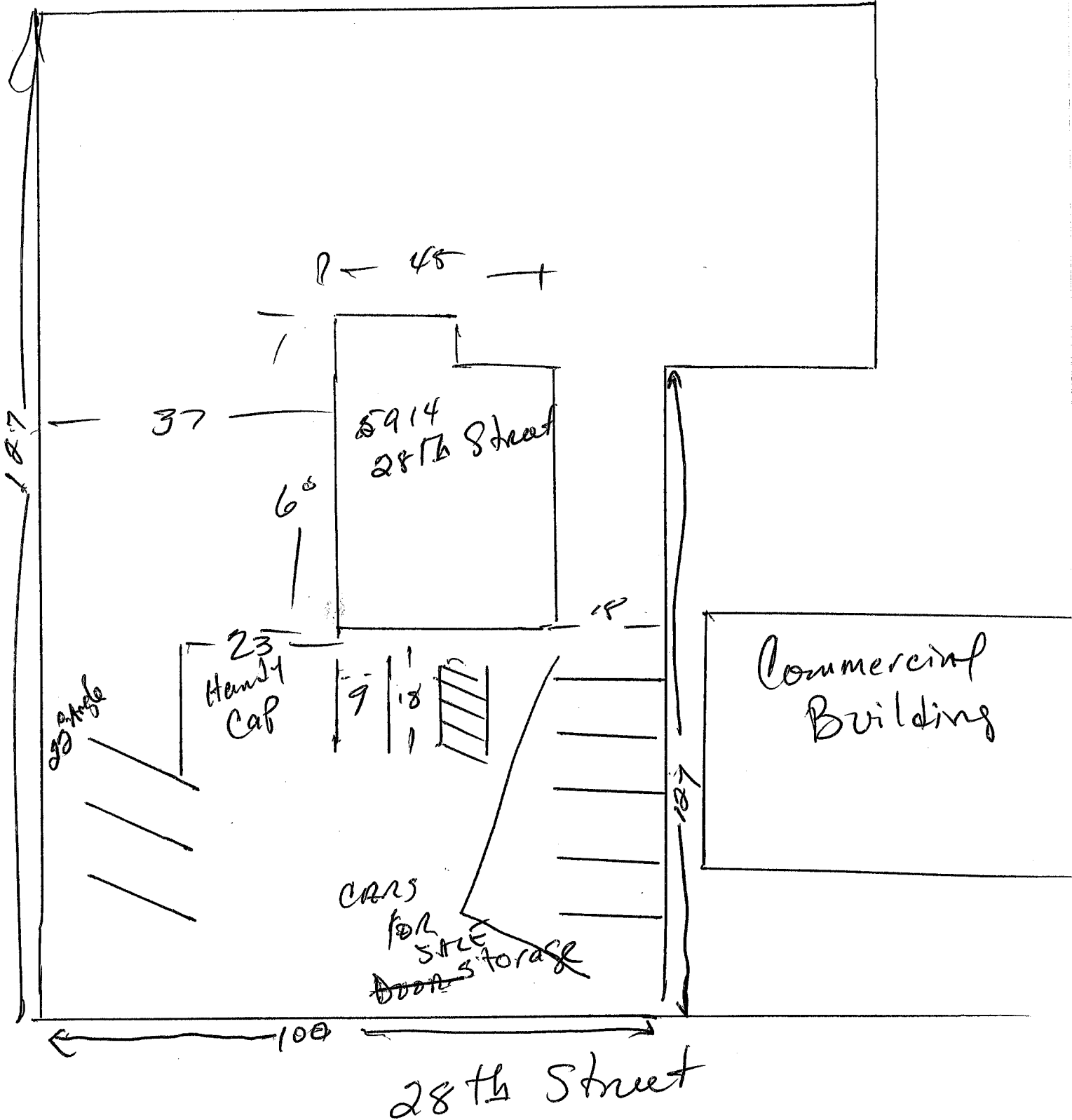
SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

To: Whom it may concern

From: Hector Rojas

Date: March 3, 2026

RE: New Business at 5914 28th Street Gulfport. Site Plan and Explanation on services.



Page 2.

Access for this property will be right on 28th Street. Which has plenty of turn around space

The water supply is provided by the city of Gulfport as well as the sewer.

Trash and Waste: This we will contract for dumpster


Fire extinguishers will be placed in the building as well as fire and burglar alarm system.

This is a commercial site area along 28th Street already and there is plenty of space for any vehicle to come in and out of this new business. A map of the property is attached.



1 inch = 67 feet

Area Map

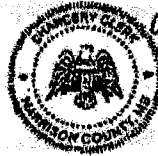
 Parcels

Printed 3/3/2026

DATA DISCLAIMER:

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Andrew Marion 1st JUDICIAL DISTRICT
Instrument 2024-0004158-D-11
Filed/Recorded 03/04/2024 3:20:01 PM
Total Fees 26.00
3 Pages Recorded

Prepared by:
Andrew Marion, PLLC
Attorney-at-Law
1919 23rd Ave.
P.O. Box 863
Gulfport, MS 39502
(228)-865-9047
MS Bar No. 1866

Return to:
Andrew Marion, PLLC
Attorney-at-Law
1919 23rd Ave.
P.O. Box 863
Gulfport, MS 39502
(228)865-9047
File No. 24-027

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

Hubert H. May, Jr.
9300 Coconut Dr.
Ocean Springs, MS 39564
(228)-383-4641

do hereby sell, convey and warrant unto

Hector Rojas
27460 Road 310
Pass Christian, MS 39571
(228)-731-7210

that certain tract, piece or parcel of land situated and being located in Harrison County, State of Mississippi, more particularly described as follows, to-wit:

(See Exhibit A attached, Page 3)

The subject property is not the homestead of the Grantor.

INDEXING INSTRUCTIONS: Exempt

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

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

WITNESS MY SIGNATURE, this the 4 day of March, 2024.

Hubert H. May Jr.
Hubert H. May, Jr.

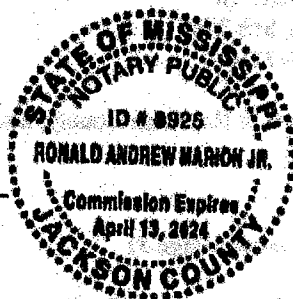
STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named Hubert H. May, Jr. who acknowledged that he signed and delivered the foregoing Warranty Deed on the day and year therein written as his own free and voluntary act and deed.

GIVEN under my hand and official seal on this the 4 day of March, 2024.

MY COMMISSION EXPIRES:



NOTARY PUBLIC

Ronald Andrew Marshon Jr.

Exhibit "A"

Lots 6, 7, 8, 9 and 10, Block 21, Glenn Terrace Subdivision, Gulfport, First Judicial District of Harrison County, Mississippi.

Un-Official



JLL J1 - GULFPORT DISTRICT
Instrument 2021-0026897-D-J1
Filed/Recorded 09/20/2021 2:25:02 PM
Total Fees 26.00
4 Pages Recorded

Prepared by/return to:
Henley Title Company LLC
1706 22nd Avenue
Gulfport, MS 39501
Phone 228/324-9099

Index to:
Township 7 South, Range 11 West
Section 31 (part)
Glen Terrace Subdivision, Block 21
Lots 11, 12, 13, W 15 feet of Lot 14

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

For and in consideration of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged,

GRAND SOUTHERN VENTURES, LLC,
a Mississippi limited liability company
(of 16520 West Main Street, Louisville, MS 39339 Phone 662/779-4130),
as **GRANTOR,**

hereby grant, bargain, sell, convey and warrant unto

HECTOR ROJAS
(of 27460 Road 310, Pass Christian, MS 39507 Phone: 228/864-3439),
as **GRANTEE,**

all of that certain tract or parcel of land and real property, together with all improvements erected thereon, lying and being situated within the City of Gulfport in the First Judicial District of Harrison County, and the State of Mississippi, more particularly described as follows, to-wit:

Initials: *JLL*

*Grand Southern Ventures, LLC, a Mississippi limited liability company
Warranty Deed [5914 28th Street, Gulfport, MS 39501] to Hector Rojas*

Page 2

LOTS 11, 12, and 13, BLOCK 21, GLEN TERRACE SUBDIVISION, of the City of Gulfport, Mississippi, 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 Copy Plat Book 5A, at Page 464 thereof, reference to which is hereby made in aid of and as a part of this legal description,

AND

The West 15' (fifteen feet) of LOT 14, BLOCK 21, GLEN TERRACE SUBDIVISION, of the City of Gulfport, Mississippi, 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 Copy Plat Book 5A, at Page 464 thereof, reference to which is hereby made in aid of and as a part of this legal description.

Also sometimes identified by Tax Parcel No. 0710M-01-012.006, and its Municipal Address: 5914 28th Street, Gulfport, Mississippi 39501 (for information purposes)

Said property includes all of those same lands and improvements conveyed to Grand Southern Ventures, LLC, a Mississippi limited liability company, by Warranty Deed dated November 4, 2010 heretofore filed among the First Judicial District land records of Harrison County, Mississippi as Instrument No. 2010 7441 D-J1.

This conveyance is made subject to any and all regulations, ordinances, reservations, restrictions, easements, exceptions, covenants and conditions of record, including any reservations of oil, gas or other minerals affecting the above described land.

All ad valorem taxes assessed to said property for the year 2021 and thereafter are assumed by the Grantee.

WITNESS THE EXECUTION HEREOF, on the date of acknowledgment below, and effective as of the 20 day of September, 2021.

GRAND SOUTHERN VENTURES, LLC,
a Mississippi limited liability company, Grantor

BY:


PATRICK D. HUEY, ITS MANAGER

*Grand Southern Ventures, LLC, a Mississippi limited liability company
Warranty Deed [5914 28th Street, Gulfport, MS 39501] to Hector Rojas*

Page 3

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

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named *PATRICK D. HUEY*, who being by me first duly sworn, stated on oath that he is the duly appointed Managing Member of *GRAND SOUTHERN VENTURES, LLC, a Mississippi limited liability company*, and he acknowledged to me that in his capacity as said Managing Member, and for and on behalf of said enterprise, he signed, executed and delivered the above and foregoing Warranty Deed as of the day and in the year therein mentioned, as the free and voluntary act of said limited liability company, having been first duly authorized so to do.

GIVEN under my hand and official seal, this the 20th day of September, 2021.



Thad Henley

Notary Public
My Commission Expires:

Initials: *PH*

CERTIFIED RESOLUTION
of
GRAND SOUTHERN VENTURES, LLC

WHEREAS, GRAND SOUTHERN VENTURES, LLC, a Mississippi limited liability company (hereinafter referred to as "the company"), as Seller, desires to sell unto HECTOR ROJAS, as Buyer, the real property and improvements addressed as 5914 28th Street, Gulfport, MS 39501, and further identified by Harrison County, Mississippi Tax Parcel No. 0710M-01-012.006 pursuant to the terms of the Purchase Agreement and all Addendums relating thereto (collectively hereafter referred to as "the Contract") heretofore executed on behalf of the company and by the above named Buyer, and

WHEREAS, on or before the resolution execution date recited below, at a duly called regular or special meeting of the Members of the company attended by a full quorum of the members thereof, it was agreed and decided by the affirmative vote of a majority of said members as follows:

BE IT RESOLVED that company sell the real estate and improvements identified above unto Hector Rojas in accordance with the Purchase Agreement referenced above, as amended, and that Patrick D. Huey, as Managing Member of GRAND SOUTHERN VENTURES, LLC, is hereby authorized and directed to represent the company in executing the Warranty Deed and all other documentation required to perfect said sale, covering all of those lands and improvements referenced above, pursuant to the terms and conditions stated within the Purchase Agreement aforesaid.

SO CERTIFIED, effective the 20 day of September, 2021.

GRAND SOUTHERN VENTURES, LLC,
a Mississippi limited liability company, Grantor

BY: *Patrick D. Huey*
PATRICK D. HUEY, ITS MANAGER

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

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **PATRICK D. HUEY**, who being by me first duly sworn, stated on oath that he is the duly appointed Managing Member of **GRAND SOUTHERN VENTURES, LLC, a Mississippi limited liability company**, and he acknowledged to me that in his capacity as said Managing Member, and for and on behalf of said enterprise, he signed, executed and delivered the above and foregoing Certified Resolution as of the day and in the year therein mentioned, as the free and voluntary act of said limited liability company, having been first duly authorized so to do.

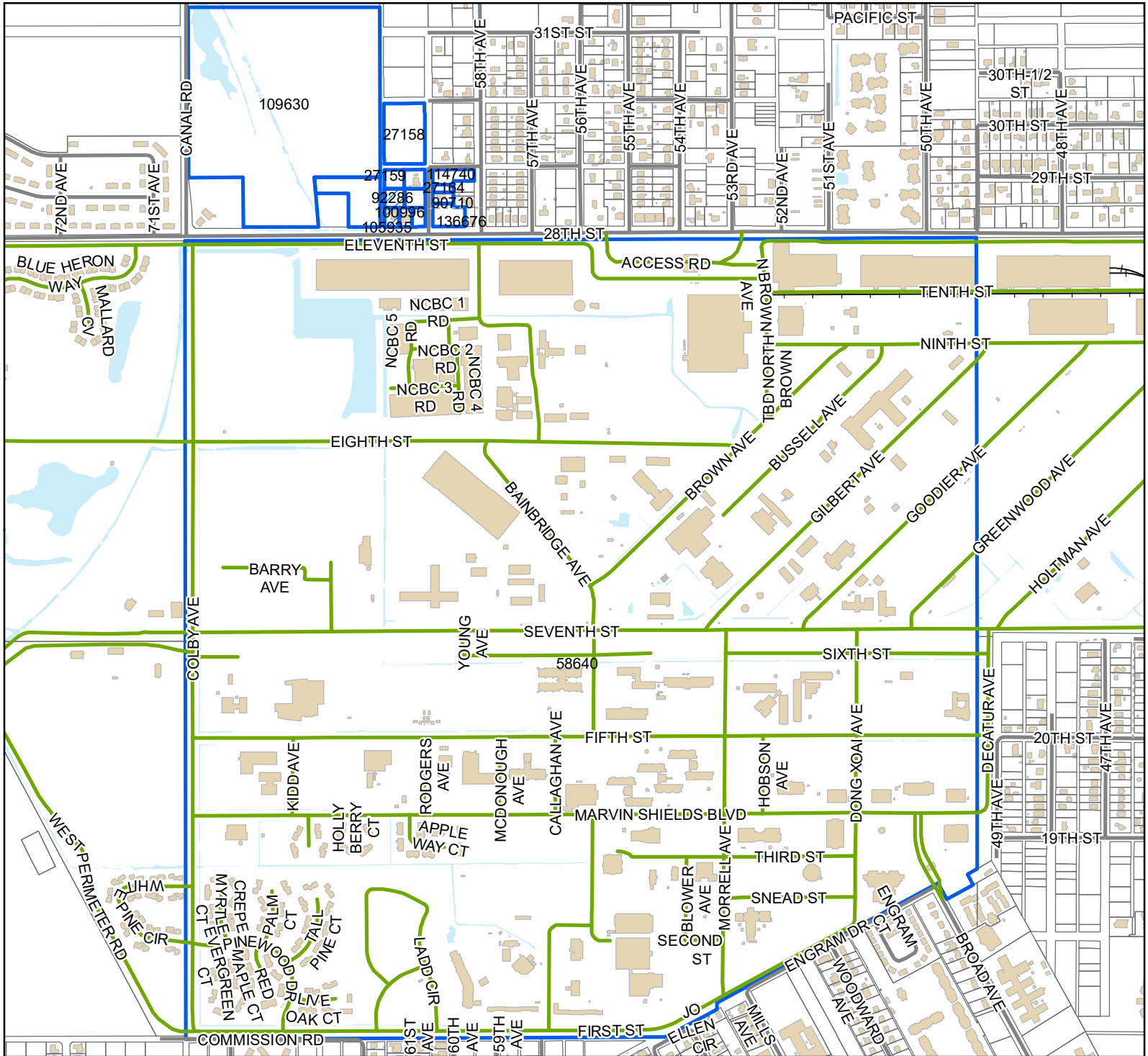
GIVEN under my hand and official seal, this the 20th day of September, 2021.



Henley
Notary Public
My Commission Expires:

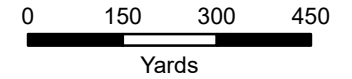
HARRISON COUNTY, MS JOHN MCADAMS
2021-20210026897-DEED BOOK - J1 - GULFPORT DISTRICT

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0710M-01-012.006	HECTOR ROJAS (OWNER)	27460 ROAD 310	PASS CHRISTIAN	MS	39571
			Adjacent Property Owners (2604PC052)				
	27158	0710M-01-011.000	SNEED JOHN O & ELIZABETH S WETHEM	114 DRIFTWOOD DR	LONG BEACH	MS	39560
	109630	0710M-01-053.002	DRAKE MARY CAROLYN -ETAL-	159 EDGEWATER DR	BILOXI	MS	39531
	96071	0710M-01-012.003	MASON ELIZABETH A	506 BROCK ROAD	BOAZ	AL	35957
	105935	0710M-01-012.006	ROJAS HECTOR	27460 ROAD 310	PASS CHRISTIAN	MS	39571
	100178	0710M-01-012.004	BARTHOLOMEW JOSEPH A	19070 LANDON ROAD	GULFPORT	MS	39503
	27164	0710M-01-014.000	MEDRANO ERNESTO	2822 59TH AVE	GULFPORT	MS	39501
N	92287	0710M-01-012.002	BARTHOLOMEW JOSEPH A	19070 LANDON RD	GULFPORT	MS	39503
N	100996	0710M-01-012.005	BARTHOLOMEW JOSEPH A	19070 LANDON ROAD	GULFPORT	MS	39503
	92286	0710M-01-012.001	MAY HUBERT H JR	9300 COCONUT DR	OCEAN SPRINGS	MS	39564
	114740	0710M-01-013.007	MASON TERRELL	621 25 1/2 ST	GULFPORT	MS	39501
N	27159	0710M-01-012.000	MASON ELIZABETH	506 BROCK ROAD	BOAZ	AL	35957
	58640	0711F-01-001.000	U S GOVT	4802 JEFFERSON AVE	GULFPORT	MS	39501
	109629	0710M-01-053.003	ADVANCED CONTRACTING SERVICES LLC	24080 ANNO SAUCIER RD	GULFPORT	MS	39503
	90710	0710M-01-013.000	MEDRANO ERNESTO & FLORES MARITZA	2822 59TH AVE	GULFPORT	MS	39501
	136676	0710M-01-013.000	IOWA PROPERTY INVESTMENTS LLC	1715 21ST AVE	GULFPORT	MS	39501

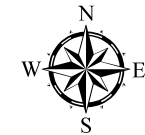


Legend

-  Site
-  Street
-  Military Street
-  Alley
-  Railroad
-  Buildings
-  Water Features



1 inch = 917 feet



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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0327789	Legal Ad - IPL0327789		2.0	92.0L

ATTENTION: GULFPORT URBAN DEVELOPMENT IP
 PO BOX 1780
 GULFPORT, MS 39502
 accountspayable@gulfport-ms.gov; sasmith@gulfport-ms.gov

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

Before me, the undersigned Notary personally appeared the undersigned, who, being by me first duly sworn, did depose and say that he/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:

1.0 insertion(s) published on:
 04/08/26 Print

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 23, 2026 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 2604PC049, by agent Craig Hutch, seeking approval for a private lodge use, Tax Parcel 0811F-05-062.000, 0811F-05-061.000, 0811F-05-060.000, 0811F-05-068.000, 2009 25th Avenue, 2511 21st Street, Zoned T4+ (General Urban Zone "Plus"), T5 (Urban Center Zone), Ward 3

Planning Commission Approval 2604PC051, by agent Terre Barnett, seeking approval for an event center use, Tax Parcel 0910N-01-010.000, 215 Pass Road, Zoned B-2 (General Business), Ward 3

Planning Commission Approval 2604PC052, by owner Hector Rojas, seeking approval of auto sales of less than 50 vehicles, Tax Parcels 0710M-01-012.006, 0710M-01-012.001, 5914 28th Street, Zoned R-2 (Single-family), Ward 1

Planning Commission Approval 2605PC056, by owner Blessed Investment Team LLC, seeking approval for Townhouse use, Tax Parcel 0808O-02-017.000, Zoned B-2 (General Business), R-1-5 (Single-family), Dedeaux Road, Ward 4

Zoning Map Amendment 2604PC045, by agent Micheal Collins, requesting to rezone parcel to R-2 (Single-family), Tax Parcel 0810I-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

Zoning Map Amendment 2604PC053, by owner Hector Rojas, requesting to rezone two parcels to B-2 (General Business), Tax Parcels 0710M-01-012.006, 0710M-01-012.001, 5914 28th Street, Zoned R-2 (Single-family), Ward 1

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



Sherry Chasteen

Amanda Rodela



Sworn to and subscribed before me on

Apr 8, 2026, 10:09 AM EDT

This the 1st day of April 2026
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0327789
 Apr 8 2026



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®



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

PLANNING COMMISSION

Hearing Date: Thursday, April 23, 2026

Planning Commission Approval 2605PC056: Planning Commission Approval 2605PC056, by owner Blessed Investment Team LLC, seeking approval for Townhouse use, Tax Parcel 08080-02-017.000, Zoned B-2 (General Business), R-1-5 (Single-family), Dedeaux Road, Ward 4

Technical Report
PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2605PC056

Hearing Date: April 23, 2026

Current Zoning/Use: B-2 & R-1-5 / Vacant Lot

Legal: Planning Commission Approval 2605PC056, by owner Blessed Investment Team LLC, seeking approval for Townhouse use, Tax Parcel 0808O-02-017.000, Zoned B-2 (General Business), R-1-5 (Single-family), Dedeaux Road, Ward 4

TECHNICAL DETAILS

The applicant is seeking approval for a townhome use in a B-2 (General Business) zoning district. The subject site is split-zoned between B-2 and R-1-5 zoning districts. The site plan provided in the application notes two sets of townhomes in the portion of the property zoned B-2 and a single-family home in the R-1-5 zoned portion. The proposed development meets requirements per the ordinance regarding townhome development, and the development was initially approved general plan, Case# 2305PC051, which was initially approved on May 25, 2023. However, per the Chart of Permitted uses in Appendix A, Sec III, (K)(2) the townhome use requires Planning Commission Approval. While the General Plan received approval in 2023 the use itself did not receive approval. The applicant notes in their application that the proposed development is located in a residential community and annotates the development to be phase 2 of the Southern Breeze Subdivision. From staff's review of the surrounding area, the proposed townhomes are to be located near various commercial uses such as Tracy Perry Salon, Lloyd's Quality Automotive, Crossroads Church, and Shermin Williams, as well as the residential uses in the Southern Breeze Subdivision.

EXECUTIVE SUMMARY

The applicant is seeking approval for a townhome use in a B-2 (General Business) zoning district. The subject site is split-zoned between B-2 and R-1-5 zoning districts. The site plan provided in the application notes two sets of townhomes in the portion of the property zoned B-2 and a single-family home in the R-1-5 zoned portion. The proposed development meets requirements per the ordinance regarding townhome development, and the development was initially approved general plan, Case# 2305PC051, which was initially approved on May 25, 2023. However, per the Chart of Permitted uses in Appendix A, Sec III, (K)(2) the townhome use requires Planning Commission Approval. While the General Plan received approval in 2023 the use itself did not receive approval. The applicant notes in their application that the proposed development is located in a residential community and annotates the development to be phase 2 of the Southern Breeze Subdivision. From staff's review of the surrounding area, the proposed townhomes are to be located near various commercial uses such as Tracy Perry Salon, Lloyd's Quality Automotive, Crossroads Church, and Shermin Williams, as well as the residential uses in

Technical Report
PLANNING COMMISSION APPROVAL

the Southern Breeze Subdivision. Other departments have stated some conditions for any approval of the proposed use, which can be found listed below.

Any approval should consider these conditions:

1. Approval allows for a townhome use in a B-2 zoning district.
2. Must comply with all current Building Codes and City of Gulfport ordinances.
3. Sec. 8-12. Construction near trees (a)(b)(c)(d)(e)(f) Before any commencement of any construction, the developer builder shall erect suitable protective barriers around all protected trees.

DEPARTMENTAL CONDITIONS

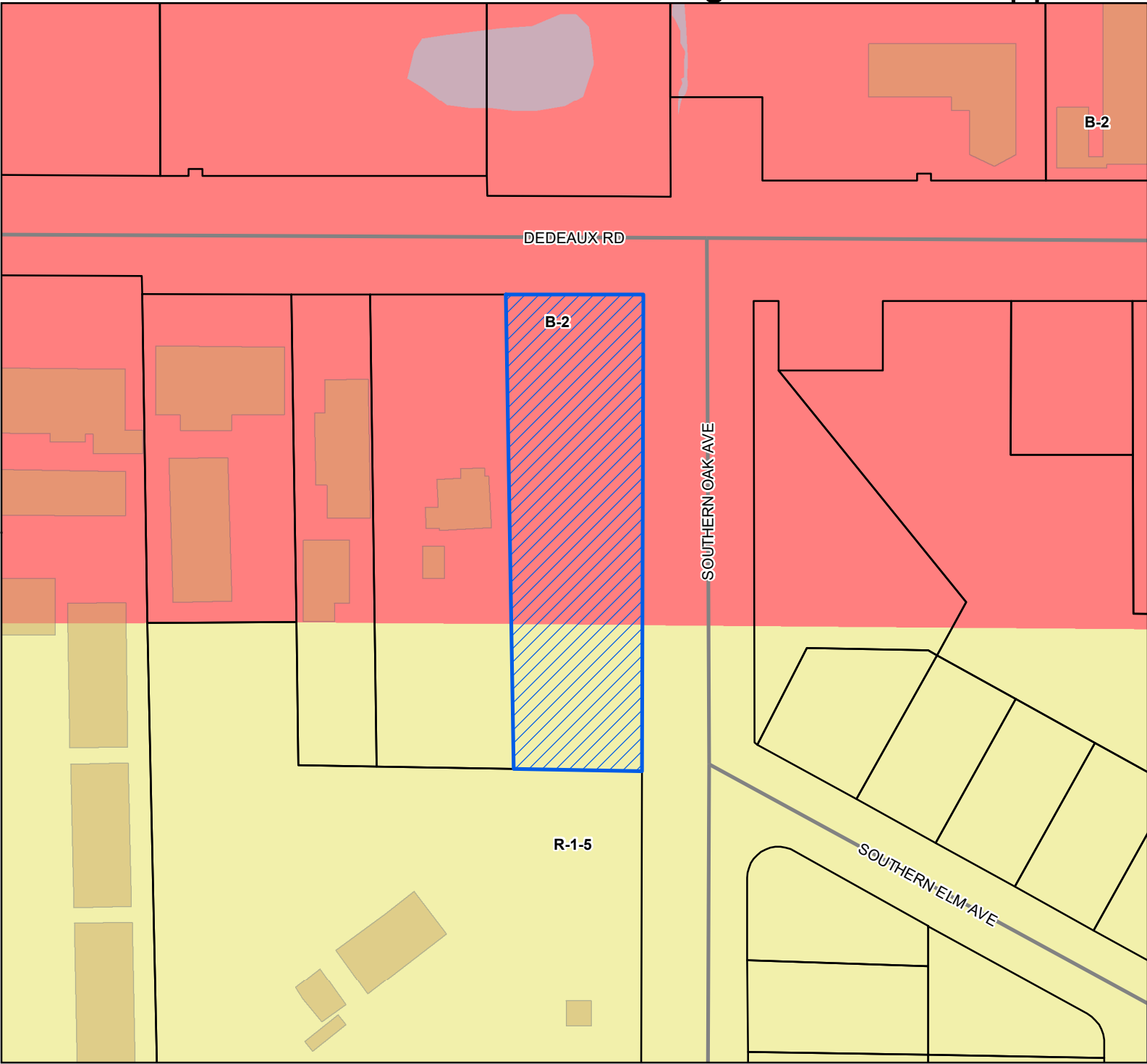
<u>Engineering:</u>	No conditions. Memo dated 4/13/26.
<u>Public Works:</u>	No comment as of 4/13/26.
<u>Traffic and Safety:</u>	No comment as of 4/13/26.
<u>Building Code Services:</u>	Must comply with all current Building Codes and City of Gulfport ordinances. Memo dated 4/8/26.
<u>GIS:</u>	No conditions. Memo dated 4/13/26.
<u>Police Department:</u>	No comment as of 4/13/26.
<u>Fire Department:</u>	No conditions. Memo dated 4/2/26.
<u>City Arborist:</u>	Sec. 8-12. Construction near trees (a)(b)(c)(d)(e)(f) Before any commencement of any construction, the developer builder shall erect suitable protective barriers around all protected trees. Memo dated 4/2/26.
<u>Landscape Manager:</u>	No conditions. Memo dated 4/2/26








DIRECTOR APPROVAL

This report has been reviewed and approved by:

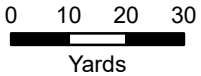


Greg Holmes
Director of Urban Development Department



-  Site
 -  Street
 -  Parcels
 -  Buildings
 -  Water Features
- Zoning**
-  B-2 - General Business District
 -  R-1-5 - Single Family Residence District (Medium Density)

Site Information
 08080-02-017.000
 Zoning: R-1-5 (Single Family)
 B-2 (General Business)
 Size: 32689.67 sqft
 Flood: X



1 inch = 100 feet



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



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

For Staff Use Only

Case Number: 2605PC056

Date Received: 3-11-20

Receipt Number: 13751527

Received By: WD

Zoning: B-2, R-1-5

Ward: 4 Flood: X

Size: 32,689 sq ft

(If necessary, use separate sheet of paper)

APPLICATION FOR PLANNING COMMISSION APPROVAL

Property Information

TAX PARCEL #

0	8	0	8	0	-	0	2	-	0	1	7	.	0	0	0
					-			-				.			
					-			-				.			

Address of Property Involved: 14411 DEDEAUX ROAD

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

General Location: DEDEAUX ROAD SOUTH SIDE ACCESS FROM COMMUNITY CENTER

GENERAL DESCRIPTION OF REQUEST:

(1) HOUSE LOT 10,058.74 Sq. Ft.
(2) LOT'S TO BUILD (2) SETS OF 3 TOWNHOUSE

OWNERSHIP AND CERTIFICATION:

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

OWNER

AGENT

BLESSED INVESTMENT TEAM LLC

SAME

Printed Name of Owner

Printed Name of Agent

P.O. Box 2353

Mailing Address

Mailing Address

Gpt. MS 39503
City State Zip code

City State Zip code

Home Phone Work/Cell Phone

Home Phone Work/Cell Phone

Email

Email

[Signature]
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 G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

TRANSPORTATION AND ACCESS (City of Gulfport)

WATER Supply (City of Gulfport)

WASTE DISPOSAL (City of Gulfport)

FIRE & POLICE PROTECTION (City of Gulfport)

OTHER PUBLIC FACILITIES (City of Gulfport)

WHY THE PROPOSAL WILL NOT CAUSE UNDESIRABLE TRAFFIC CONGESTION OR CREATE A TRAFFIC.

(OKAY, I GUESS THERE WILL AT LEAST 14 CARS ADDED TO THE SB SUBDIVISION, BUT THE CITY OF GULFPORT WILL MAKE THAT JUDGEMENT)

WHY THE PROPOSAL IS IN HARMONY WITH THE ORDERLY AND APPROPRIATE DEVELOPMENT OF THE DISTRICT IN WHICH THE USE IS LOCATED.

(THIS PROJECT IS LOCATED IN RESIDENTIAL COMMUNITY. THERE WILL BE SOME CONSTRUCTION. AGAIN THIS WILL BE THE JUDGEMENT OF CITY.)

CONSTRUCTION PLANS FOR
 SOUTHERN BREEZE ESTATES SUBDIVISION
 PHASE 2
 DEDEAUX ROAD & SOUTHERN OAK AVENUE
 GULFPORT, MISSISSIPPI 39503

CITY OF GULFPORT
 HARRISON COUNTY, MISSISSIPPI
 PROJECT NO. 03-2023-39

JANUARY 2024

07-02-24, REVISIONS MADE PER CITY OF GULFPORT



Robert K. Riemann, P.E.

3103 5th Avenue, Suite B
 Gulfport, MS 39501
 (228) 518-2980
 kris@engineeringcellence.com



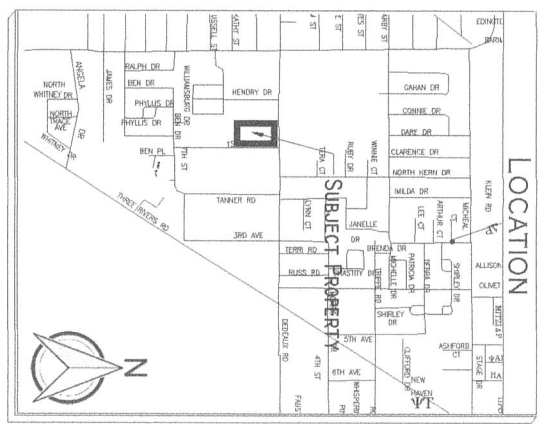
REALLY FOR
 APPROVE BY: Robert K. Riemann
 Date: 1-14-2025

OWNERS	
WAYNE CARR AND GREG WILLIAMS	

ENGINEERING STAGE	
20% Review	3-20-23
60% Review	4-2-23
Final Approval	1-15-24
Ready for Construction	1-14-25

PERMITS	
Wetlands	N/A
MDEQ Sewer	EXISTING
MSDH Water	EXISTING
MDOT	N/A
MDEQ Swppp	N/A

UTILITIES	
City of Gulfport - Water, Sewer, and Drainage	- 228-868-5740
Harrison County Development Commission	- 896-5020
Harrison County Utility Authority - Sewer	- 228-868-8752
Coast Electric Power Association - Power	- 228-832-1761
A T & T - Telephone	- 1-877-737-2478
Mississippi Power - Power	- 1-800-532-1502
C-Spire - Fiber	- 1-855-277-4732
Cable One - Cable	- 228-574-5900



DESCRIPTION	SHEET NO.
TITLE/INDEX	T-1
GENERAL NOTES	C-2
PHASE ONE LAYOUT	C-3
SURVEY AND EXISTING SITE PLAN	C-4
EROSION CONTROL AND SITE LOT PLAN	C-5
SITE UTILITY PLAN	C-6
SITE LOT DEVELOPMENT AND DRAINAGE PLAN	C-7
EROSION CONTROL DETAILS	C-8
SEWER DETAILS	C-9
WATER DETAILS	C-10
DRAINAGE DETAILS	C-11
MDOT DRIVEWAY W/ CURB & GUTTER DETAILS	C-12

GENERAL NOTES

UTILITIES

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS BASED UPON THE BEST INFORMATION AVAILABLE TO THE ENGINEER, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE ENGINEER CANNOT AND DOES NOT WARRANT THAT THE INFORMATION IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL PERFORM A PRELIMINARY INVESTIGATION TO DETERMINE EXACT LOCATION OF UTILITY LINES BEFORE EXCAVATION OPERATION AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCURRED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. BEFORE UNDERTAKING EACH PART OF THE WORK, THE CONTRACTOR SHALL CAREFULLY STUDY AND COMBINE THE PLANS AND SPECIFICATIONS AND CHECK AND VERIFY PERTINENT FIGURES SHOWN THEREON AND ALL APPLICABLE FIELD MEASUREMENTS. IF ANY CONTRICTIONS, ERRORS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED EITHER ON THE CONSTRUCTION DOCUMENTS OR IN THE FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY REPORT IN WRITING TO THE ENGINEER ON HIS AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL CORRECT FROM THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING WITH ANY WORK AFFECTED THEREBY.
3. NEW WATER METERS WILL NOT BE INSTALLED AS PART OF THE PROJECT. THE CONTRACTOR IS TO INSTALL A NEW WATER SERVICE AND CURB STOP AND METER BOX AS PART OF THIS PROJECT. ALL EXISTING CITY WATER SAMPLING STATIONS MUST BE RECONNECTED TO THE NEW WATER MAIN WITH NEW WATER SERVICE TUBING THAT HAS BEEN CHLORINATED/TESTED. A NEW CURB STOP AND METER BOX SHALL ALSO BE PROVIDED NEAR THE CONNECTION TO THE SAMPLING STATION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATELY REPAIRING OR REPAIRING AT HIS OWN EXPENSE ANY DAMAGED SANITARY SEWER LINES AND APPURTENANCES; STORM DRAIN LINES AND APPURTENANCES; WATER MAIN AND APPURTENANCES; DRAINAGE STRUCTURES, OR ANY OTHER EXISTING STRUCTURES, SERVICES OR OBSTRUCTIONS WHICH, IN THE OPINION OF THE CITY OR THE ENGINEER, WAS DAMAGED BY THE CONSTRUCTION. THE CONTRACTOR SHALL HAVE ON HAND AT ALL TIMES THE NECESSARY FITTINGS AND ACCESSORIES NEEDED TO PERFORM ANY REPAIRS. REPAIRS ON ANY EXISTING SANITARY SEWER LINE, WATER MAIN, STORM DRAIN, FORCE MAIN, SERVICE, ETC. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGED DURING THE CONSTRUCTION OF THIS PROJECT.
5. CONTRACTOR MUST KEEP THE WATER, SEWER, AND DRAINAGE SYSTEMS FUNCTIONAL AND ALL HOUSES IN SERVICE AT ALL TIMES UNLESS MINIMAL UTILITY OUTAGES ARE APPROVED BY THE CITY OR THE ENGINEER WITH A MINIMUM OF THREE (3) CITY WORKING DAYS NOTICE. NO SERVICE SHALL BE LEFT OFF TO ANY PROPERTY OVERNIGHT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS AND PERFORM ALL WORK FOR THE PROPER INSTALLATION, MAINTENANCE AND REMOVAL OF ANY TEMPORARY EROSION CONTROL MEASURE(S) NECESSARY TO CONTROL EROSION.
7. CONTRACTOR SHALL INSTALL AND MAINTAIN Silt FENCES AROUND THE PERIMETER OF ALL VEGETATED AREAS WHICH ARE DISTURBED AND SHALL PREVENT Siltation OF ADJACENT DRAINAGE SYSTEMS AND CHANNELS WITH Silt FENCING. THE USE OF MAT BATTERS IS PROHIBITED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROLS DURING THE ENTIRE COURSE OF THIS PROJECT. CONTRACTOR SHALL ACCEPTABLE TO THE ENGINEER THE BEST MANAGEMENT PRACTICES (BMP) FOR THE PROTECTION OF EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP) SHALL BE IN ACCORDANCE WITH THE MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY'S PLANNING AND DESIGN MANUAL FOR THE CONTROL OF EROSION, SEDIMENT AND STORMWATER.
8. Silt FENCES SHALL BE INSTALLED AND PROPERLY MAINTAINED AROUND ALL STOCKPILED MATERIALS.
9. EXISTING VEGETATION SHALL BE MAINTAINED AND PROTECTED WHEREVER POSSIBLE.
10. WHERE APPLICABLE, ALL CONSTRUCTION TRAFFIC SHALL ENTER/EXIT THE SITE THROUGH THE CONSTRUCTION ENTRANCE. A CONSTRUCTION ENTRANCE IS REQUIRED AT ALL ACCESS POINTS ON THE SITE.
11. TEMPORARY OR PERMANENT VEGETATIVE PRACTICES SHALL BE IMPLEMENTED WITHIN SEVEN CALENDAR DAYS WHEN A DISTURBED AREA WILL BE LEFT UNDISTURBED FOR THIRTY CALENDAR DAYS OR MORE.
12. TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL NOT BE REMOVED UNTIL PERMANENT EROSION CONTROLS ARE ESTABLISHED ON ALL DISTURBED AREAS. FINAL APPROVAL ON EROSION CONTROLS ARE REMOVED AND PERMANENT EROSION CONTROLS ARE EFFECTIVELY ESTABLISHED.
13. ALL EQUIPMENT REPAIR AND MAINTENANCE SHALL BE DONE OFFSITE.
14. REFRIGERANTS SHALL BE PROVIDED TO PROPERLY DISPOSE OF ALL TRASH AND WASTE. ALL CONSTRUCTION DEBRIS SHALL BE PICKED UP AT THE END OF EACH DAY AND SHALL BE REMOVED COMPLETELY FROM THE SITE AT THE END OF THE PROJECT.
15. SANITARY FACILITIES SHALL BE PROVIDED ON SITE FOR ALL EMPLOYEES.
16. TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO THE START OF ANY WORK. IF IT WILL BE REQUIRED TO REMOVE THEM TEMPORARILY DUE TO CONSTRUCTION ACTIVITIES, ONCE THOSE ACTIVITIES ARE COMPLETED OR AT THE END OF THE WORK DAY, THE TEMPORARY CONTROLS SHALL BE REINSTALLED IMMEDIATELY.
17. ALL EROSIONS CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS.
18. ADDITIONAL EROSION AND SEDIMENT CONTROLS MAY BE DETERMINED NECESSARY IF THE CONTROLS FOUND IN THE STORMWATER MANAGEMENT PLAN ARE FOUND TO BE INEFFECTIVE.
19. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM CONTROLS WHEN IT REACHES ONE-HALF (1/2) THE HEIGHT OF 50 AS NOT TO CAUSE SEDIMENTATION IN ANOTHER LOCATION.
20. EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED WEEKLY AND FOLLOWING ANY RAIN EVENT. NON-FUNCTIONING, INEFFECTIVE OR DAMAGED CONTROLS SHALL BE REPAIRED, REPLACED OR SUPPLEMENTED WITH FUNCTIONAL CONTROLS WITHIN 24 HOURS OF DISCOVERY.
21. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT MIGRATES INTO THE STORM DRAIN SYSTEM.
22. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT OR CONSTRUCTION DEBRIS THAT IS TRACKED ONTO ADJACENT PAVED AREAS. ADJACENT AREAS SHALL BE REPAIRED WITH A STREET SWEEPER OR SIMILAR TECHNIQUE IMMEDIATELY UPON DISCOVERY OF SEDIMENT. WASHING DOWN OF THE STREET OR ANY PAVED AREAS IS NOT ALLOWED.
23. ANY SEDIMENT THAT HAS MIGRATED OFFSITE WHETHER ONTO PUBLIC OR PRIVATE PROPERTY SHALL BE REMOVED IMMEDIATELY UPON DISCOVERY.

TRAFFIC SIGNS


1. MAINTENANCE OF TRAFFIC SHALL INCLUDE ALL SIGNS, BARRICADES, PAVEMENT MARKINGS, WARNING LIGHTS, PERSONNEL, TRAFFIC CONTROL DEVICES, SUPERVISION AND OTHER ITEMS CONCERNING TRAFFIC CONTROL. THERE SHALL BE NO OTHER PAYMENTS MADE FOR THIS WORK. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD) AND THE ATTACHED TRAFFIC CONTROL PLAN.
2. CONTRACTOR SHALL MAINTAIN ALL EXISTING SIGNS AND LOCATION WITHIN THE PROJECT LIMITS. CONTRACTOR SHALL REMOVE SAFETY STONE TO PREVENT DAMAGE AND REINSTALL ANY STREET SIGNS IMPACTED BY THE PROJECT. ONLY SIGNS DISTRIBUTED DURING CONSTRUCTION SHALL BE REMOVED. ANY SIGNS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL SIGNS REPLACED MUST CONFORM TO CITY SPECIFICATIONS. NO SEPARATE PAYMENT SHALL BE MADE FOR THE REMOVAL AND INSTALLATION OF EXISTING SIGNS.
3. IF CONTRACTOR FAILS TO MAINTAIN TRAFFIC CONTROL AS PRESCRIBED FOR TYPE OF CONSTRUCTION, THE OWNER MAY WITHHOLD PAYMENT OF ALL OR ANY RECENT PAY REQUESTS UNTIL TRAFFIC CONTROL IS IN COMPLIANCE WITH PLANS.
4. ALL CONSTRUCTION SIGNS SHALL BE IN PLACE BEFORE THE START OF ANY CONSTRUCTION AND SHALL BE PROPERLY MAINTAINED AND REMAIN IN PLACE FOR THE LIFE OF THE PROJECT.
5. REPLACEMENT OF LOST OR DAMAGED CONSTRUCTION SIGNS OR DEVICES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. LOST OR DAMAGED SIGNS SHALL BE REPLACED IMMEDIATELY. NO PAYMENT SHALL BE MADE FOR SUCH REPLACEMENT OR REPAIR.
6. CONTRACTOR SHALL DISPOSE OFF-SITE ALL MISCELLANEOUS TRASH, DEBRIS, AND DAMAGED VEGETATION FROM ALL AREAS WITHIN THE LIMITS OF WORK. ALL SUCH WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPAIRING AT HIS OWN EXPENSE ANY DAMAGES DONE TO PUBLIC RIGHT-OF-WAYS OR PRIVATE PROPERTY WHICH WAS DAMAGED, IN THE OPINION OF THE CITY OR THE ENGINEER, DUE TO THE NEGLIGENCE OF THE CONTRACTOR.
8. THE OWNER AND THE ENGINEER SHALL BE CONTACTED A MINIMUM OF 72 HOURS IN ADVANCE OF ANY WORK WITHIN THE CITY'S RIGHT-OF-WAY. ONE LANE OF TRAFFIC WITHIN CITY RIGHT-OF-WAY SHALL REMAIN OPEN AT ALL TIMES FOR EMERGENCY VEHICLES.
9. DRAINAGE DITCHES DISTURBED DURING CONSTRUCTION ACTIVITY SHALL BE RESTORE TO EXISTING CONDITIONS, COST ABSORBED.

MISCELLANEOUS

1. CONTRACTOR SHALL DISPOSE OFF-SITE ALL MISCELLANEOUS TRASH, DEBRIS, AND DAMAGED VEGETATION FROM ALL AREAS WITHIN THE LIMITS OF WORK. ALL SUCH WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPAIRING AT HIS OWN EXPENSE ANY DAMAGES DONE TO PUBLIC RIGHT-OF-WAYS OR PRIVATE PROPERTY WHICH WAS DAMAGED, IN THE OPINION OF THE CITY OR THE ENGINEER, DUE TO THE NEGLIGENCE OF THE CONTRACTOR.
3. THE OWNER AND THE ENGINEER SHALL BE CONTACTED A MINIMUM OF 72 HOURS IN ADVANCE OF ANY WORK WITHIN THE CITY'S RIGHT-OF-WAY. ONE LANE OF TRAFFIC WITHIN CITY RIGHT-OF-WAY SHALL REMAIN OPEN AT ALL TIMES FOR EMERGENCY VEHICLES.
4. DRAINAGE DITCHES DISTURBED DURING CONSTRUCTION ACTIVITY SHALL BE RESTORE TO EXISTING CONDITIONS, COST ABSORBED.

QUANTITIES

ITEM	QUANTITY
18" HDPE DRAINAGE PIPE	388.58 FEET
8" P/C WATER MAIN	285 FEET
8" P/C SEWER MAIN	281 FEET
DRAINAGE INLETS	5 EACH



ENGINEERING EXCELLENCE
WITH KRIS RIEMANN & ASSOCIATES

Project: SOUTHERN BREEZE ESTATES SUBDIVISION PH 2

GULFPORT, MISSISSIPPI 39503

Sheet Title: GENERAL NOTES

DRAWING INFO:

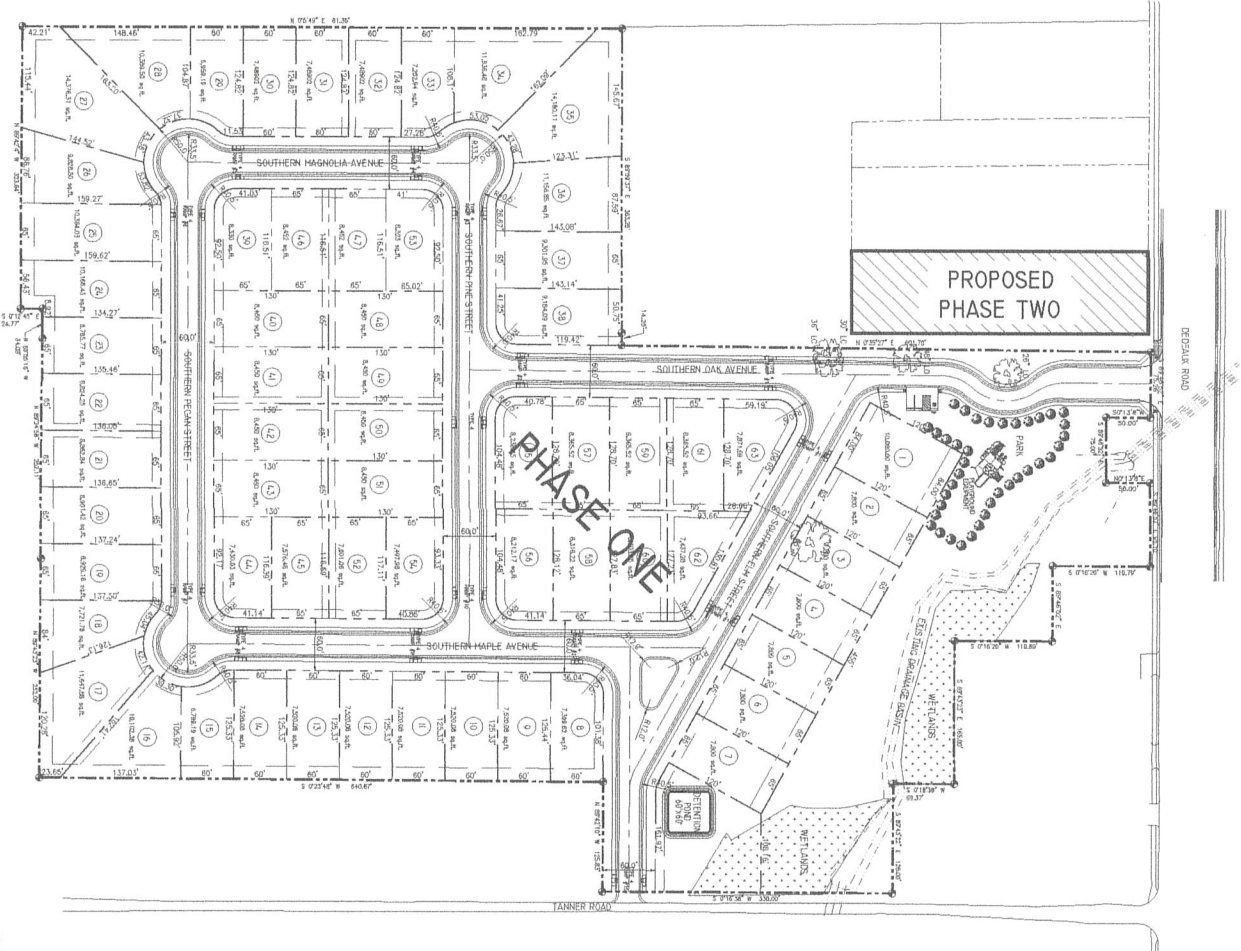
PROJECT NO.	03-2023-39
FILE NAME:	SOUTHERN BREEZE SUBDIVISION
DRAWN BY:	DNB
CHECKED BY:	RKR
QA/QC:	RKR

REVISIONS

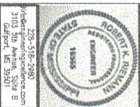
NO.	DATE	BY	DESCRIPTION

DRAWING NUMBER: C-2

PHASE ONE LAYOUT
N 13



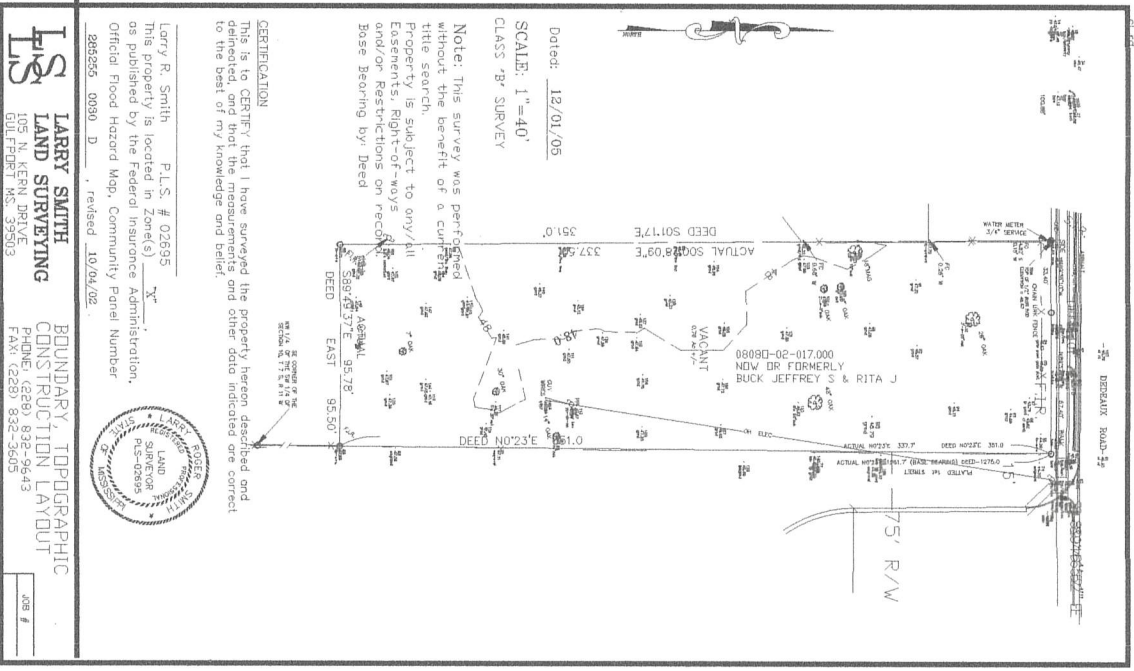
ENGINEERING EXCELLENCE
WITH KRIS RIEMANN & ASSOCIATES



Project: SOUTHERN BREEZE ESTATES SUBDIVISION PH 2
CIVIL PLANS
 GULFPORT, MISSISSIPPI 39503
 Sheet Title: PHASE ONE LAYOUT

DRAWING INFO	REVISIONS			
	NO.	DATE	BY	DESCRIPTION
PROJECT NO.: 03-2023-20				
FILE NAME: SOUTHERN BREEZE SUBDIVISION				
DRAWN BY: CRB				
CHECKED BY: RWR				
QA/QC: RWR				

DRAWING NUMBER: C-3

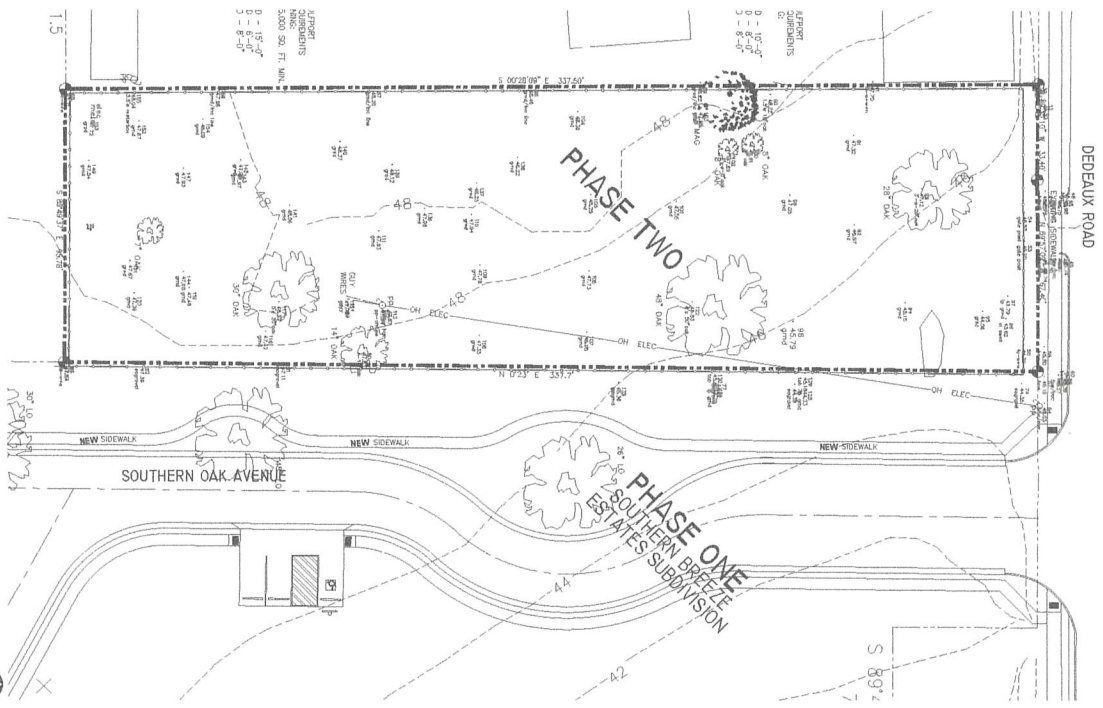


11
SURVEY
SCALE: 1" = 30'

LARRY R. SMITH
LAND SURVEYING
105 N. KERN DRIVE
GULFPORT, MS. 39503

**BOUNDARY, TOPOGRAPHIC
CONSTRUCTION LAYOUT**
PHONE: (601) 832-9643
FAX: (601) 832-3605

JOB #



11
EXISTING SITE PLAN
SCALE: 1" = 30'

ENGINEERING EXCELLENCE
WITH KRIS RIEMANN & ASSOCIATES



Project: SOUTHERN BREEZE ESTATES SUBDIVISION PH 2
CIVIL PLANS
GULFPORT, MISSISSIPPI 39503

Sheet Title: SURVEY AND EXISTING SITE PLAN

PROJECT NO.	FILE NAME	DRAWN BY	CHECKED BY	QA/QC	REVISIONS			
					NO.	DATE	BY	DESCRIPTION
03-2023-30	SOUTHERN BREEZE SUBDIVISION	DWB	PHR	PHR				

DRAWING NUMBER: C-4

STORM WATER POLLUTION PREVENTION PLAN

MAINTENANCE PLAN

- 1) Vegetative buffer zones shall be maintained between land disturbing activities and perennial water bodies or drained ditches. The buffer zones shall be established prior to the start of any clearing, grading, excavating, or other activities which have temporary or permanent effects on any portion of the site and not resume for a period of fourteen (14) days or more. Vegetative controls shall consist of Bermuda grass or other suitable ground cover grasses which will blend with the native vegetation and provide the desired stabilization and erosion protection. Solid mulch may be used in areas prone to erosion due to isolated vegetation and provide the desired stabilization and erosion protection. Solid mulch shall be applied in a minimum of 2 inches depth at all points of disturbance into existing drainage systems. The controls are to be left in place and maintained for the duration of the project. Upon satisfactory stabilization of the structural controls shall be removed along with any and all site build up. Structural controls are to be removed in a timely manner and the site shall be restored to its original condition. The Contractor of the project shall be responsible for the maintenance of the controls until the construction of the project. Storm stabilized construction entrances (6" thick and 50' long) will be used to prevent sediment from being tracked onto public roads with the being washed on as an as needed basis.
- 2) This maintenance plan shall be maintained between land disturbing activities and perennial water bodies or drained ditches. The buffer zones shall be established prior to the start of any clearing, grading, excavating, or other activities which have temporary or permanent effects on any portion of the site and not resume for a period of fourteen (14) days or more. Vegetative controls shall consist of Bermuda grass or other suitable ground cover grasses which will blend with the native vegetation and provide the desired stabilization and erosion protection. Solid mulch may be used in areas prone to erosion due to isolated vegetation and provide the desired stabilization and erosion protection. Solid mulch shall be applied in a minimum of 2 inches depth at all points of disturbance into existing drainage systems. The controls are to be left in place and maintained for the duration of the project. Upon satisfactory stabilization of the structural controls shall be removed along with any and all site build up. Structural controls are to be removed in a timely manner and the site shall be restored to its original condition. The Contractor of the project shall be responsible for the maintenance of the controls until the construction of the project. Storm stabilized construction entrances (6" thick and 50' long) will be used to prevent sediment from being tracked onto public roads with the being washed on as an as needed basis.
- 3) Checks all disturbed areas, erosion and sediment controls after each significant rainfall but not less than once per week. This maintenance plan shall be maintained between land disturbing activities and perennial water bodies or drained ditches. The buffer zones shall be established prior to the start of any clearing, grading, excavating, or other activities which have temporary or permanent effects on any portion of the site and not resume for a period of fourteen (14) days or more. Vegetative controls shall consist of Bermuda grass or other suitable ground cover grasses which will blend with the native vegetation and provide the desired stabilization and erosion protection. Solid mulch may be used in areas prone to erosion due to isolated vegetation and provide the desired stabilization and erosion protection. Solid mulch shall be applied in a minimum of 2 inches depth at all points of disturbance into existing drainage systems. The controls are to be left in place and maintained for the duration of the project. Upon satisfactory stabilization of the structural controls shall be removed along with any and all site build up. Structural controls are to be removed in a timely manner and the site shall be restored to its original condition. The Contractor of the project shall be responsible for the maintenance of the controls until the construction of the project. Storm stabilized construction entrances (6" thick and 50' long) will be used to prevent sediment from being tracked onto public roads with the being washed on as an as needed basis.
- 4) Topsoil shall be stockpiled and respired to disturbed areas at a depth of 2 inches on 3:1 slopes and 4 inches on flatter slopes with an admixture of commercial grade 13-13-13 fertilizer.
- 5) Steps slopes that cannot be seeded shall have silt fence for all down slope boundaries. Land for those site slope boundaries deemed appropriate by individual site conditions with the exception of those areas incorporating vegetation shall be a calculated 50% of the total area of the site. The Contractor shall be responsible for the maintenance of the controls until the construction of the project. Storm stabilized construction entrances (6" thick and 50' long) will be used to prevent sediment from being tracked onto public roads with the being washed on as an as needed basis.
- 6) Silt fencing shall be installed at the downstream boundaries of the proposed project to protect areas that are to remain undisturbed. Storm drain inlets that could potentially receive storm water from construction activities shall be protected by surrounding with silt fence until final stabilization has been achieved. Additionally, the lower office in the outfall structure shall be temporarily plugged until the completion of the construction of the project.

SEQUENCE OF CONSTRUCTION ACTIVITIES

- 1) Construct construction entrances (silt fences)
- 2) Conduct vegetation/detention basins with appropriate grading and/or rip rap
- 3) Conduct vegetation/detention basins with appropriate grading and/or rip rap
- 4) Initial vegetative controls
- 5) Contract roadways, hwy, parking and building
- 6) Perform final grading, grassing and landscaping operation
- 7) After site is stabilized, remove all temporary measures and any excess vegetation from basins

HOUSEKEEPING PRACTICES

- 1) All equipment maintenance and repair shall be done off-site. The site to be cleaned of trash and other debris.
- 2) All equipment shall be cleaned of mud and debris before leaving the site.
- 3) All equipment shall be cleaned of mud and debris before leaving the site.
- 4) All equipment shall be cleaned of mud and debris before leaving the site.
- 5) All equipment shall be cleaned of mud and debris before leaving the site.
- 6) All equipment shall be cleaned of mud and debris before leaving the site.
- 7) All equipment shall be cleaned of mud and debris before leaving the site.

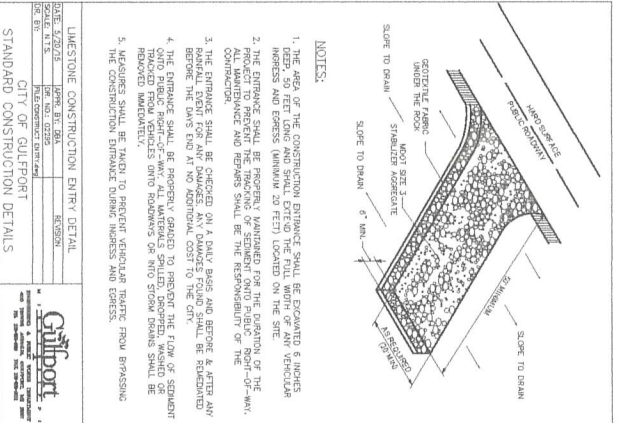
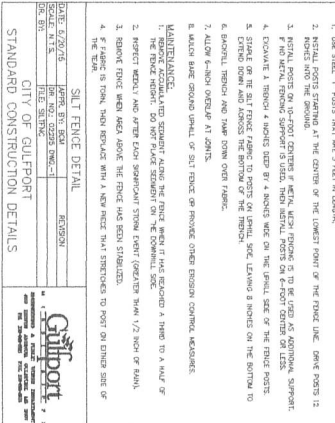
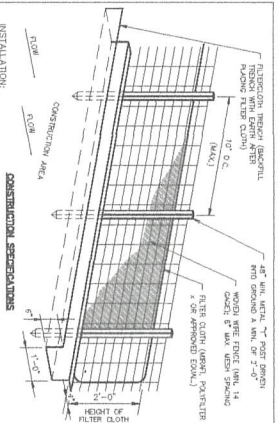
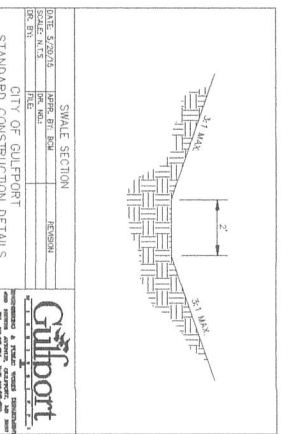
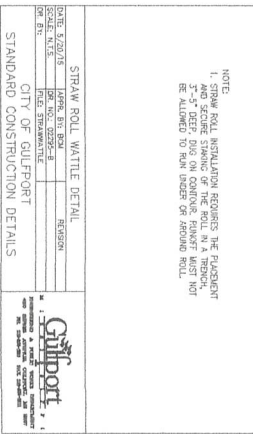
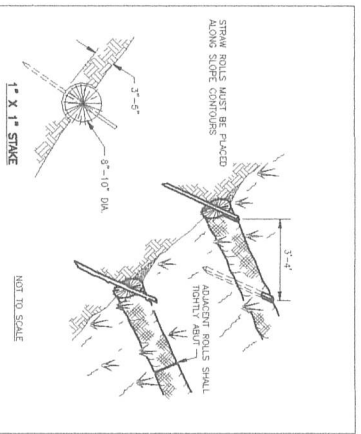
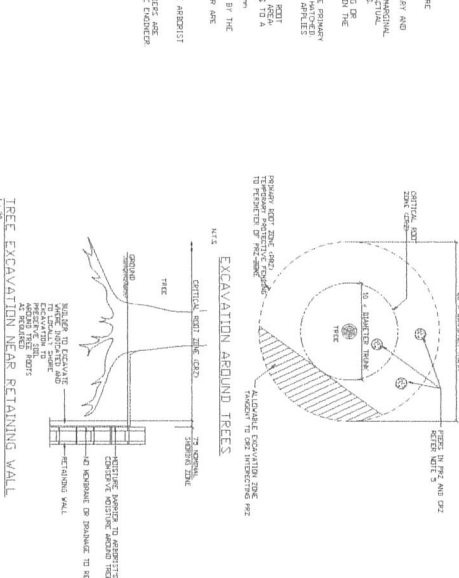
POST-CONSTRUCTION/STORM WATER MANAGEMENT MEASURES

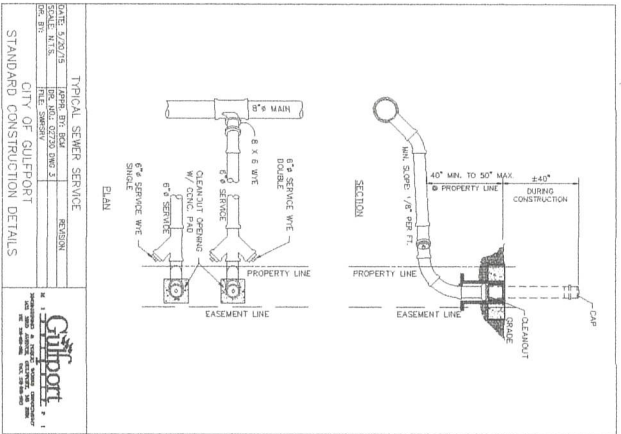
- 1) The individual protection plan consists of the installation of sedimentation/detention basins, silt fencing, hay bales and/or other erosion/detention control measures in a continuous band across the downhill side of all disturbed areas including areas adjacent to streets. Under no circumstances will silt fences be allowed to escape the site boundaries. All erosion/detention control measures shall be installed prior to the start of any construction activity. All erosion/detention control measures shall be installed prior to the start of any construction activity. All erosion/detention control measures shall be installed prior to the start of any construction activity.

TREE NOTES:

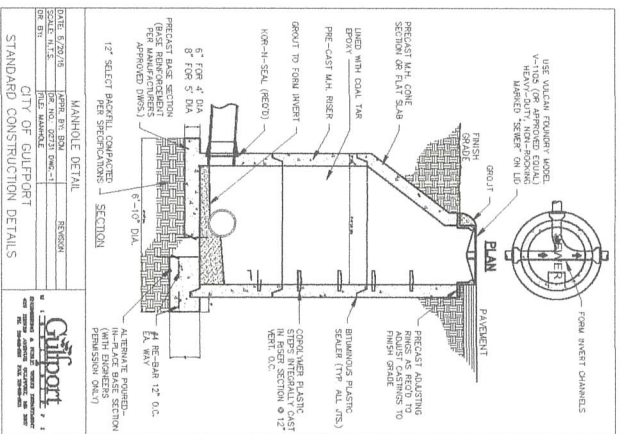
- 1) EXCAVATION METHODS AROUND TREES ARE:
- 2) EXCAVATION AT THE SITE:
- 3) EXCAVATION AT THE SITE:
- 4) EXCAVATION AT THE SITE:
- 5) EXCAVATION AT THE SITE:
- 6) EXCAVATION AT THE SITE:
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- 17) EXCAVATION AT THE SITE:
- 18) EXCAVATION AT THE SITE:
- 19) EXCAVATION AT THE SITE:
- 20) EXCAVATION AT THE SITE:

TREE EXCAVATION NEAR RETAINING WALL

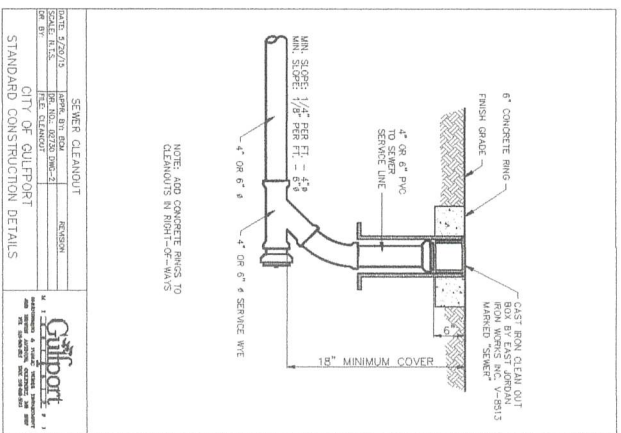




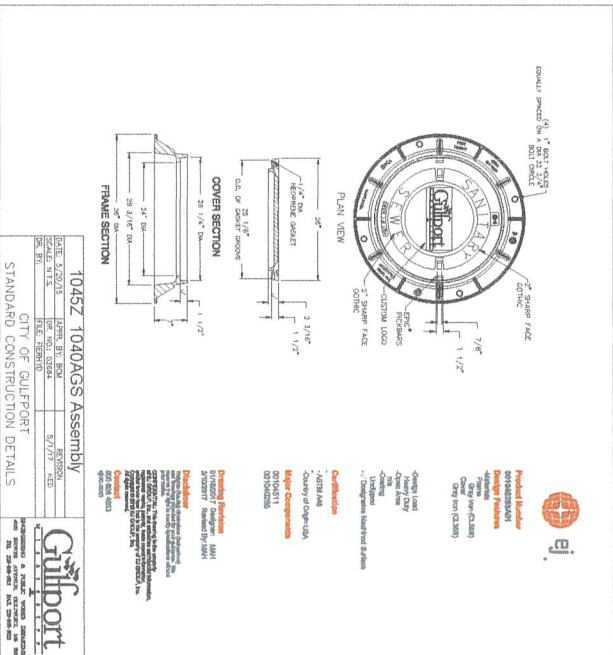
TYPICAL SEWER SERVICE
 DATE: 5/20/15
 SCALE: N.T.S.
 PROJECT: 1045Z BREZE ESTATES PH 2
 CITY OF GULFPORT
 STANDARD CONSTRUCTION DETAILS



MANHOLE DETAIL
 DATE: 5/20/15
 SCALE: N.T.S.
 PROJECT: 1045Z BREZE ESTATES PH 2
 CITY OF GULFPORT
 STANDARD CONSTRUCTION DETAILS



SEWER CLEANOUT
 DATE: 5/20/15
 SCALE: N.T.S.
 PROJECT: 1045Z BREZE ESTATES PH 2
 CITY OF GULFPORT
 STANDARD CONSTRUCTION DETAILS



COVER SECTION
 DATE: 5/20/15
 SCALE: N.T.S.
 PROJECT: 1045Z BREZE ESTATES PH 2
 CITY OF GULFPORT
 STANDARD CONSTRUCTION DETAILS

1045Z 1040AGSS Assembly
 CITY OF GULFPORT
 STANDARD CONSTRUCTION DETAILS

ENGINEERING EXCELLENCE
 WITH KRIS RIEMANN & ASSOCIATES

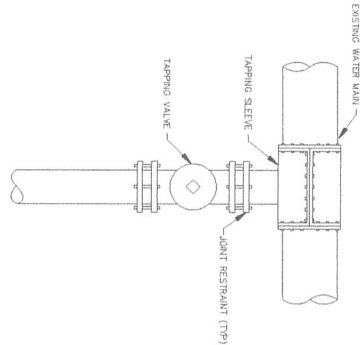
PROJECT: SOUTHERN BREEZE ESTATES SUBDIVISION PH 2
CIVIL PLANS
 GULFPORT, MISSISSIPPI 39503

Sheet Title: SEWER DETAILS

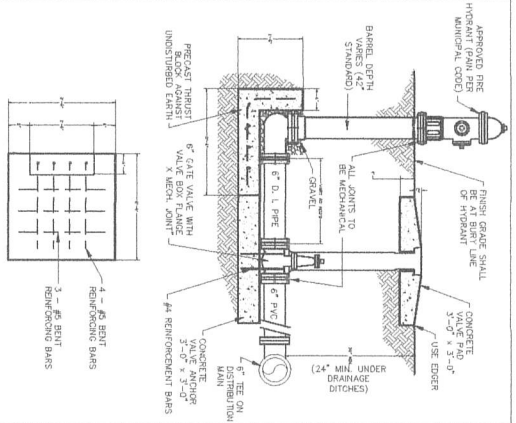
PROJECT NO.:	DRAWING INFO.			REVISIONS		
	FILE NAME:	DRAWN BY:	CHECKED BY:	NO.	DATE:	DESCRIPTION:
03-2023-39	SOUTHERN BREEZE SUBDIVISION	DRB	RKR			

QA/QC: RKR

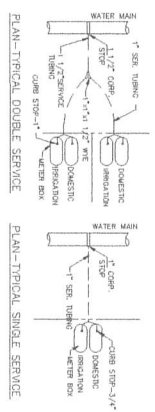
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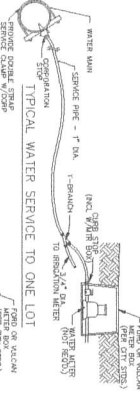
TAPPING VALVE & SLEEVE DETAIL
 DATE: 5/20/15
 SCALE: N.T.S.
 CITY OF GULFPORT
 STANDARD CONSTRUCTION DETAILS



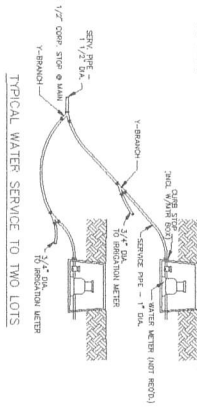
FINE HYDRANT ASSEMBLY
 DATE: 5/20/15
 SCALE: N.T.S.
 CITY OF GULFPORT
 STANDARD CONSTRUCTION DETAILS



PLAN-TYPICAL DOUBLE SERVICE

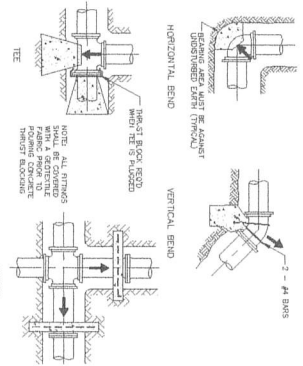


PLAN-TYPICAL SINGLE SERVICE



TYPICAL WATER SERVICE TO ONE LOT

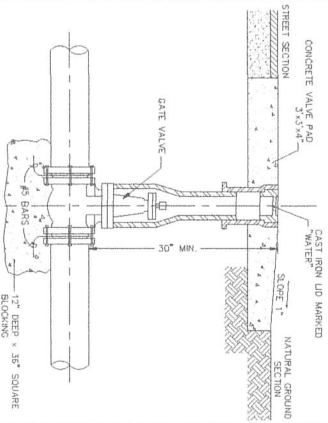
TYPICAL WATER SERVICES
 DATE: 5/20/15
 SCALE: N.T.S.
 CITY OF GULFPORT
 STANDARD CONSTRUCTION DETAILS



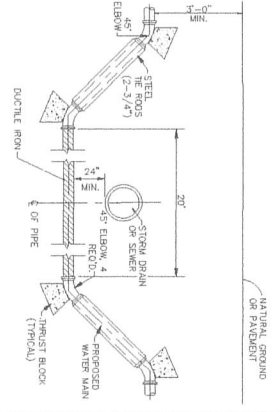
BEARING AREAS FOR THRUST BLOCKING

FITTING	1" DIA.	1 1/2" DIA.	2" DIA.	3" DIA.	4" DIA.	6" DIA.	8" DIA.
TEES	2.0	2.5	4.7	5.0	7.0	9.0	9.0
90°	2.0	2.7	6.7	7.2	10.4	12.7	12.7
45°	1.0	1.5	3.6	3.9	5.6	6.9	6.9
22 1/2°	1.0	1.0	1.8	2.0	2.9	3.5	3.5

WATER MAIN THRUST BLOCKING
 DATE: 5/20/15
 SCALE: N.T.S.
 CITY OF GULFPORT
 STANDARD CONSTRUCTION DETAILS



TYPICAL GATE VALVE ASSEMBLY
 DATE: 5/20/15
 SCALE: N.T.S.
 CITY OF GULFPORT
 STANDARD CONSTRUCTION DETAILS



WATER MAIN ADJUSTMENT
 DATE: 5/20/15
 SCALE: N.T.S.
 CITY OF GULFPORT
 STANDARD CONSTRUCTION DETAILS



DRAWING INFO.		REVISIONS	
PROJECT NO.	NO.	DATE	DESCRIPTION
03-2023-39			
FILE NAME:	SOUTHERN BREEZE SUBDIVISION		
DRAWN BY:	DWB		
CHECKED BY:	RWR		
QA/QC:	RWR		



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Blessed Investments Team, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1073742
Status:	Good Standing
Effective Date:	08/18/2015
State of Incorporation:	Mississippi
Principal Office Address:	16127 Orange Grove Rd Gulfport, MS 39503

Registered Agent

Name
Laura F. Paulk 16127 Orange Grove Road Gulfport, MS 39503

Officers & Directors

Name	Title
Laura F. Paulk, PLLC 16127 Orange Grove Road Gulfport, MS 39503	Organizer
Wayne Carr P O Box 2353 Gulfport, MS 39503	Member



1st JUDICIAL DISTRICT
 INSTRUMENT 2023-0019824-D-J1
 FILED/RECORDED 10/2/2023 8:35:01 AM
 TOTAL FEES \$26.00
 3 PAGES RECORDED

PREPARED BY:

Law Offices of
 LAURA F. PAULK, PLLC
 16127 Orange Grove Road
 Gulfport, MS 39503
 228-831-1818
 LFP File No.: 2308024
 MS Bar No.:10733

Return To:

Law Offices of
 LAURA F. PAULK, PLLC
 16127 Orange Grove Road
 Gulfport, MS 39503
 228-831-1818
 LFP File No.: 2308024

STATE OF MISSISSIPPI

COUNTY OF HARRISON

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid this date, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

Jeffrey S. Buck and wife, Rita R. Buck also incorrectly known as Rita J. Buck, Grantors
 19546 Borzik Rd
 Saucier, MS 39574
 228-323-5592

do hereby sell, convey and warrant unto

Blessed Investments Team, LLC, a Mississippi Limited Liability Company, Grantee
 P.O. Box 2353
 Gulfport, MS 39505
 228-860-2203,

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

(See Exhibit A attached)

INDEXING INSTRUCTIONS: Pt of SE 1/4 of NW 1/4 of Sec. 10-7-11, Harrison Co., MS

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis and are assumed by the Grantee. When said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to pay on the basis of an actual proration.

This conveyance is made expressly subject to any and all restrictive covenants, rights-of-way, easements, and mineral reservations and any other rights now of

record which effect the above described property.

WITNESS MY SIGNATURE, this the 29th day of September, 2023.

Jeffrey S. Buck
 Jeffrey S. Buck

Rita R. Buck
 Rita R. Buck

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally appeared before me, the undersigned Notary Public in and for the above named jurisdiction, the within named, Jeffrey S. Buck and Rita R. Buck, who severally acknowledged that they signed and delivered the foregoing instrument on the day and year therein stated.

Given under my hand and seal, this the 29th day of September, 2023.

Candace M. Dye
 NOTARY PUBLIC

My Commission Expires:

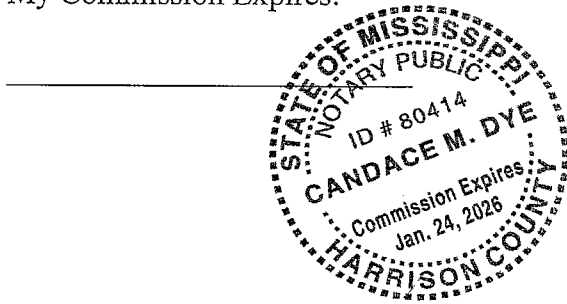
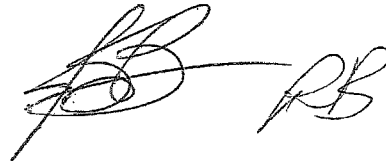


EXHIBIT A

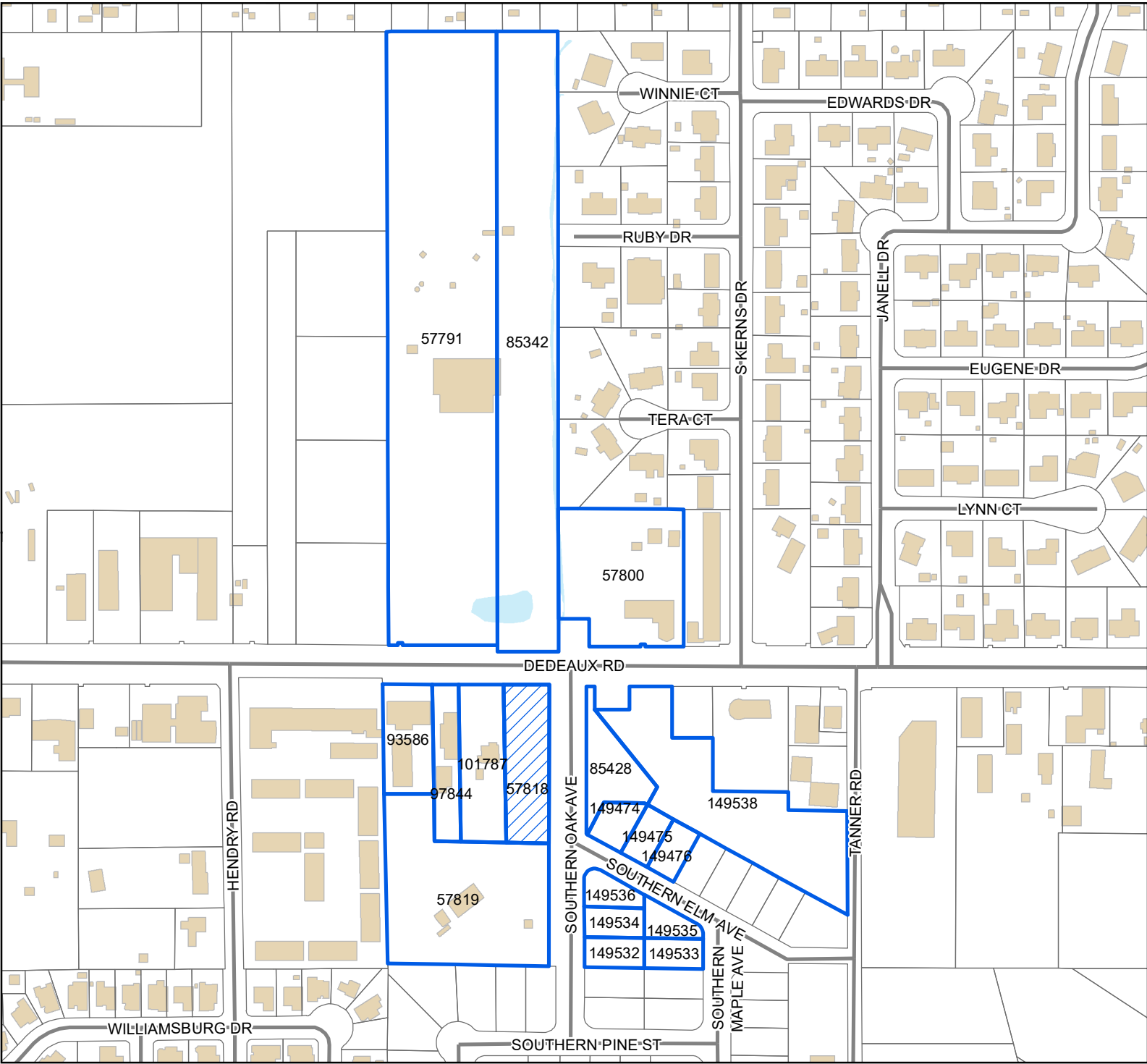
LEGAL DESCRIPTION

Commencing at the Southeast corner (SE) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 10, Township 7 South, Range 11 West, in Harrison County, Mississippi, run thence North 0 degrees 23 minutes East along the Section Line a distance of 1275.0 feet to the Point of Beginning. From said Point of Beginning run thence West 101.0 feet to a point; run thence South 01 degrees 17 minutes East a distance of 351.0 feet to a point; thence East 95.5 feet to a point; thence North 0 degrees 23 minutes East a distance of 351.0 feet to the Point of Beginning.





This being the same property previously conveyed to Thurston C. Hendry, Jr. and Connie Smith Hendry (Lucille B. Hendry reserves a life estate) in Warranty Deed dated June 29, 1987 and recorded in Deed Book 1076 at Page 629 in the Land Records of the First Judicial District of Harrison County, Mississippi.

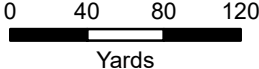
Handwritten signature of Thurston C. Hendry, Jr. and Connie Smith Hendry. The signature is written in cursive and includes the initials 'RB' at the end.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		08080-02-017.000	BLESSED INVESTMENT TEAM LLC (OWNER) Adjacent Property Owners (2605PC056)	P.O. BOX 2353	GULFPORT	MS	39503
N	57791	0808J-03-024.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
	93586	08080-02-018.001	ORTEGA MANAGEMENT LLC	10605 SHARP BLVD	GULFPORT	MS	39503
N	57818	08080-02-017.000	BLESSED INVESTMENTS TEAM LLC	P O BOX 2353	GULFPORT	MS	39505
	97844	08080-02-018.002	GREENBERG RACHEL S	14417 DEDEAUX RD	GULFPORT	MS	39503
N	85342	0808J-03-024.001	GULFPORT CITY OF	PO BOX 1780	GULFPORT	MS	4E+08
	57800	0808J-03-051.000	ASSEMBLIES OF GOD INC	14374 DEDEAUX RD	GULFPORT	MS	39503
N	57819	08080-02-018.000	GREENBERG RACHEL S	14417 DEDEAUX RD	GULFPORT	MS	39503
	101787	08080-02-017.001	SAUCIER JACKIE HENDRY -L/E-	14411 DEDEAUX RD	GULFPORT	MS	39503
N	85428	08080-02-016.000	BLESSED INVESTMENTS TEAM LLC	P O BOX 2353	GULFPORT	MS	39503
N	149536	08080-02-016.063	BLESSED INVESTMENTS TEAM LLC	P O BOX 2353	GULFPORT	MS	39503
N	149532	08080-02-016.059	BLESSED INVESTMENTS TEAM LLC	P O BOX 2353	GULFPORT	MS	39503
N	149534	08080-02-016.061	BLESSED INVESTMENTS TEAM LLC	P O BOX 2353	GULFPORT	MS	39503
N	149535	08080-02-016.062	BLESSED INVESTMENTS TEAM LLC	P O BOX 2353	GULFPORT	MS	39503
N	149533	08080-02-016.060	BLESSED INVESTMENTS TEAM LLC	P O BOX 2353	GULFPORT	MS	39503
N	149538	08080-02-016.065	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
	149475	08080-02-016.002	DSL D HOMES (GULF COAST) LLC	7660 PECUE LANE STE 100	BATON ROUGE	LA	70809
	149476	08080-02-016.003	DSL D HOMES (GULF COAST) LLC	P O BOX 2353	GULFPORT	MS	39503
	149474	08080-02-016.001	JACKSON JILLIAN M & STEVEN	14380 SOUTHERN ELM AVE	GULFPORT	MS	39503



Legend

-  Site
-  Street
-  Buildings
-  Water Features



1 inch = 300 feet



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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0327789	Legal Ad - IPL0327789		2.0	92.0L

ATTENTION: GULFPORT URBAN DEVELOPMENT IP
 PO BOX 1780
 GULFPORT, MS 39502
 accountspayable@gulfport-ms.gov; sasmith@gulfport-ms.gov

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

Before me, the undersigned Notary personally appeared the undersigned, who, being by me first duly sworn, did depose and say that he/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:

1.0 insertion(s) published on:
 04/08/26 Print

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 23, 2026 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 2604PC049, by agent Craig Hutch, seeking approval for a private lodge use, Tax Parcel 0811F-05-062.000, 0811F-05-061.000, 0811F-05-060.000, 0811F-05-068.000, 2009 25th Avenue, 2511 21st Street, Zoned T4+ (General Urban Zone "Plus"), T5 (Urban Center Zone), Ward 3

Planning Commission Approval 2604PC051, by agent Terre Barnett, seeking approval for an event center use, Tax Parcel 0910N-01-010.000, 215 Pass Road, Zoned B-2 (General Business), Ward 3

Planning Commission Approval 2604PC052, by owner Hector Rojas, seeking approval of auto sales of less than 50 vehicles, Tax Parcels 0710M-01-012.006, 0710M-01-012.001, 5914 28th Street, Zoned R-2 (Single-family), Ward 1

Planning Commission Approval 2605PC056, by owner Blessed Investment Team LLC, seeking approval for Townhouse use, Tax Parcel 0808O-02-017.000, Zoned B-2 (General Business), R-1-5 (Single-family), Dedeaux Road, Ward 4

Zoning Map Amendment 2604PC045, by agent Micheal Collins, requesting to rezone parcel to R-2 (Single-family), Tax Parcel 0810I-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

Zoning Map Amendment 2604PC053, by owner Hector Rojas, requesting to rezone two parcels to B-2 (General Business), Tax Parcels 0710M-01-012.006, 0710M-01-012.001, 5914 28th Street, Zoned R-2 (Single-family), Ward 1

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



Sherry Chasteen

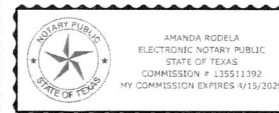
Amanda Rodela



Sworn to and subscribed before me on

Apr 8, 2026, 10:09 AM EDT

This the 1st day of April 2026
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0327789
 Apr 8 2026



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®



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

PLANNING COMMISSION

Hearing Date: Thursday, April 23, 2026

Planning Commission Recommendation



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

PLANNING COMMISSION

Hearing Date: Thursday, April 23, 2026

Zoning Map Amendment 2604PC045:

Zoning Map Amendment 2604PC045, by agent Micheal Collins, requesting to rezone parcel to R-2 (Single-family), Tax Parcel 0810I-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2605PC045

Hearing Date: April 23, 2026

Current Zoning/Use: I-1 / Multiple-Family Dwelling

Legal: Zoning Map Amendment 2604PC045, by agent Micheal Collins, requesting to rezone parcel to R-2 (Single-family), Tax Parcel 0810I-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

TECHNICAL DETAILS

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

According to the Mississippi case law:

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

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

The applicant is requesting to rezone approximately 37,311 square feet of property from I-1 (Light Industry District) to R-2 (Single-Family Residence District). The applicant claims the existing surrounding area is predominately composed of residential uses, such as single-family homes, with no active industrial uses nearby. Upon staff review of the surrounding area, staff noted that while the area mainly consists of residential uses including single-family homes and multiple-family dwellings staff did notice two nearby existing commercial businesses, Unique Collision & Towing Inc & Unique Collision Center Inc.

According to the City's 2002 Comprehensive Plan this property was to remain to allow light industrial uses. However, this site has not housed any industrial or commercial uses while the surrounding area has remained predominantly residential.

The applicant has chosen an increased need for sites for residential sites as their reasoning for rezoning.

- (a) The applicant states that "Gulfport continues to have demand for appropriately zoned scaled single-family housing within established residential areas. No quantifiable

Technical Report

Zoning Map Amendment

documents were provided to elaborate on this statement. The applicant provided a map noting nearby residentially zoned properties along with an aerial map noting the distance to the airport.

EXECUTIVE SUMMARY

The applicant is requesting to rezone approximately 37,311 square feet of property from I-1 (Light Industry District) to R-2 (Single-Family Residence District). The applicant claims the existing surrounding area is predominately composed of residential uses, such as single-family homes, with no active industrial uses nearby. Upon staff review of the surrounding area, staff noted that while the area mainly consists of residential uses including single-family homes and multiple-family dwellings staff did notice two nearby existing commercial businesses, Unique Collision & Towing Inc & Unique Collision Center Inc. While the City's 2002 Comprehensive Plan notes this property was to remain to allow light industrial uses, this site has not housed any industrial or commercial uses while the surrounding area has remained predominantly residential. The applicant has chosen an increased need for sites for residential development as the reasoning for rezoning. The applicant has stated in their application that they plan to begin renovating the building into apartments immediately after the rezoning. The applicant would need to bring the property into conformity with the ordinance for off-street parking for multi-family dwellings, a revised parking plan will be required. The off-street parking required per Appendix A, Sec VI for multi-family dwellings is 2 parking spaces per dwelling unit plus 2 visitor parking spaces for each 8 units or fraction thereof. For the 10 dwelling units the applicant will need to provide 20 regular parking spaces, 3 visitor parking spaces, and 1 van accessible handicapped parking space. Per Appendix A, Sec VI,(A)(2)&(3)(d), the regular parking spaces and visitor's parking spaces will need to be a minimum of 9 feet wide by 18 feet in length and be paved with either concrete or asphalt. The applicant would also need to apply for a variance for backing out into city right of way, per Appendix A, Sec VI(A)(2).

Any approval should consider these conditions:

1. Approval would grant the applicant to rezone property from I-1 (Light Industry District) to R-2 (Single-Family Residence District). The Planning Commission can only offer recommendations; the City Council will have final decision for the rezoning.
2. Provide an updated parking for the multi-family dwelling, which will need 20 regular parking spaces, 3 visitor parking spaces, and one van accessible handicapped parking space.
3. Apply for a variance for backing out into city right of way.

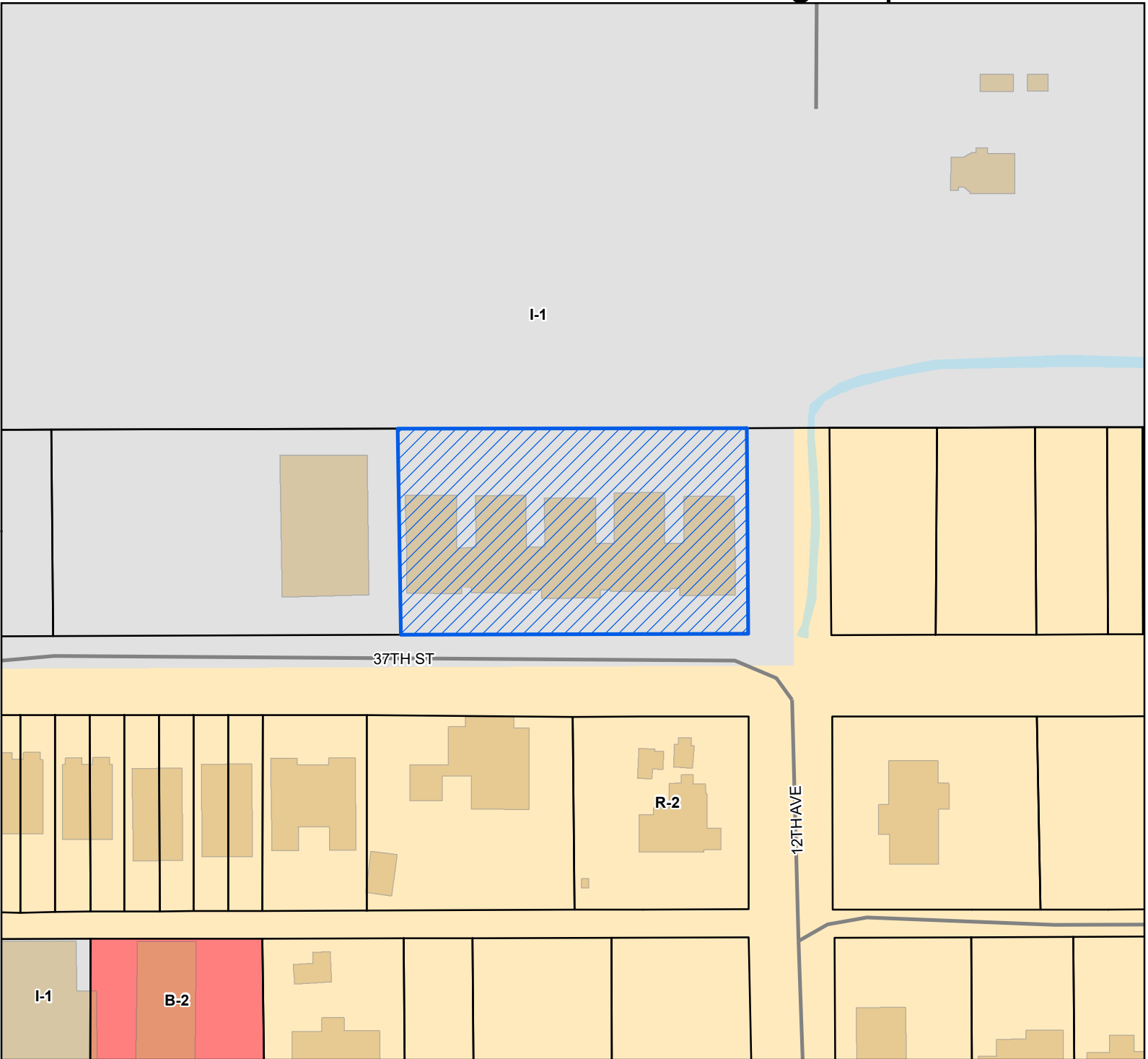
Technical Report
Zoning Map Amendment

DIRECTOR APPROVAL

This report has been reviewed and approved by:

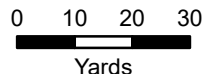
A handwritten signature in blue ink, appearing to read "Greg S. 12", written over a horizontal line.

Greg Holmes
Director of Urban Development Department



- Site
- Street
- Parcels
- Buildings
- Water Features
- Zoning**
- B-2 - General Business District
- I-1 - Light Industry District
- R-2 - Single Family Residence District (Medium Density)

Site Information
 0810I-01-040.000
 Zoning: I-1 (Light Industry)
 Size: 37311.1 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 ZONING MAP
AMENDMENT/LAND USE
RECLASSIFICATION (SMARTCODE)**

Case File #: 2604PC045

Date Received: 2-23-26

Receipt #: 13724026

Received By: SAS

Zoning: I-1

Ward: 3 Flood: X

Property Information

TAX PARCEL #

0	8	1	0	I	-	0	1	-	0	4	0	.	0	0	0
					-			-				.			
					-			-				.			

(If necessary, use separate sheet of paper)

Address of Property Involved: 1218 37th St. Gulfport

Lot(s) 1-10, Block(s) 2, Subdivision Central Park

General Location: 1218 37th St. Gulfport MS 39501

GENERAL DESCRIPTION OF REQUEST:

Rezoning from Industrial to Residential

OWNERSHIP AND CERTIFICATION:

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

OWNER

AGENT

HNEM Holdings, LLC (Kristine Carter)
Printed Name of Owner

Michael Collins
Printed Name of Agent

13081 Lake Florence Road
Mailing Address

4492 Poppo Ferry Rd.
Mailing Address

Gulfport MS 39503
City State Zip code

Diberville MS 39540
City State Zip code

Home Phone _____ Work/Cell Phone _____

Home Phone _____ Work/Cell Phone _____

Email _____
Kristine Carter
Signature of Owner

Email _____
Michael Collins
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.



Designation of Agent

I, Kristine Carter, being property owner of 0810 I-01-040.000 which is the subject of this application hereby authorize Michael Collins to act as my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

Kristine Carter

Signature

2/23/2026

Da

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 23 day of February, 2026

S. D. Smith, Jr.

Notary Public



Commission Expiration

Rezoning Justification Statement

Property Address: 1218 37th Street, Gulfport, MS 39501

This request proposes rezoning the property at 1218 37th Street from its current Industrial classification to Single-Family Residential.

The property is located within an established neighborhood that is predominantly composed of single-family Residential. The existing character of the area is residential in nature, with no active industrial uses nearby. As such, the current zoning designation is inconsistent with both the surrounding land uses and the overall neighborhood character.

At present, the property contains an existing 10-unit apartment structure that has been vacant and unused for several years. **This long-term vacancy demonstrates that the current zoning has not supported viable or productive use of the property.** Maintaining zoning that allows higher-density or industrial uses no longer serves the neighborhood or the broader community and creates the potential for incompatible redevelopment.

Rezoning the property to single-family residential will bring the zoning into alignment with existing conditions and surrounding uses. **This change will reduce the likelihood of land-use conflicts related to traffic, density, and intensity of development, while promoting neighborhood stability and compatibility.**

There is a clear public need for this rezoning. Gulfport continues to have demand for appropriately scaled single-family housing within established residential areas. This rezoning will encourage reinvestment in a long-vacant property, eliminate an underutilized structure, and support orderly growth consistent with the City's development goals.

For these reasons, the proposed rezoning is reasonable, necessary, and in the best interest of the surrounding neighborhood and the City of Gulfport.

Thank you.



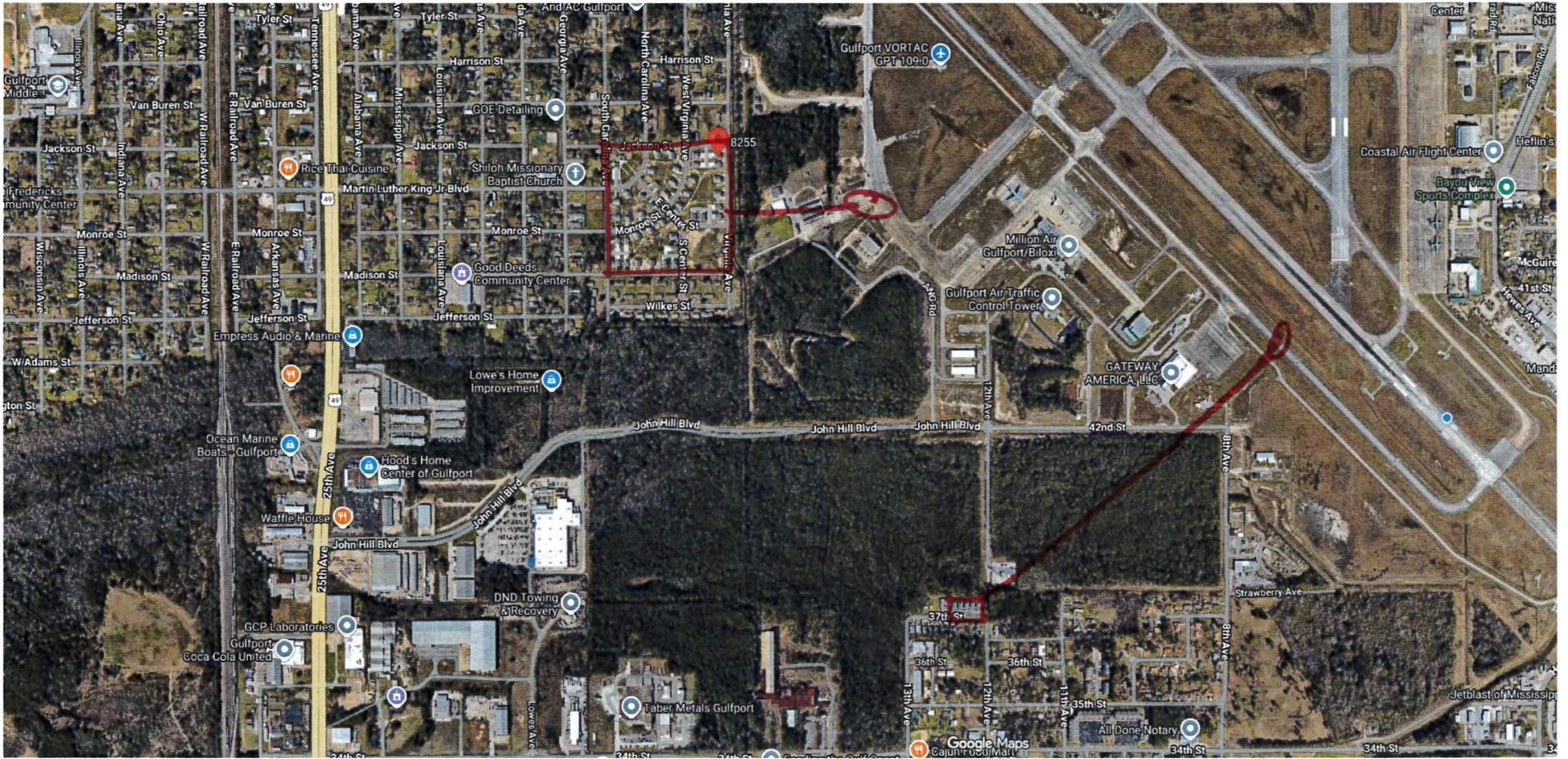
Michael Collins

Rezoning this property will allow us to renovate them and turn them into 3-bedroom, 2-bathroom apartments.

We will start the process of remodeling these units immediately after the rezoning to Residential is approved. Working closely with the city to ensure everything is done correctly.

Google Maps

8255 Virginia Ave

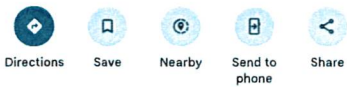


Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 500 ft



Distance to runway

8255 Virginia Ave



8255 Virginia Ave, Gulfport, MS 39501



Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 100 ft



Residential Surrounding the Property on 37th St.

Gulfport

Mississippi



Directions



Save



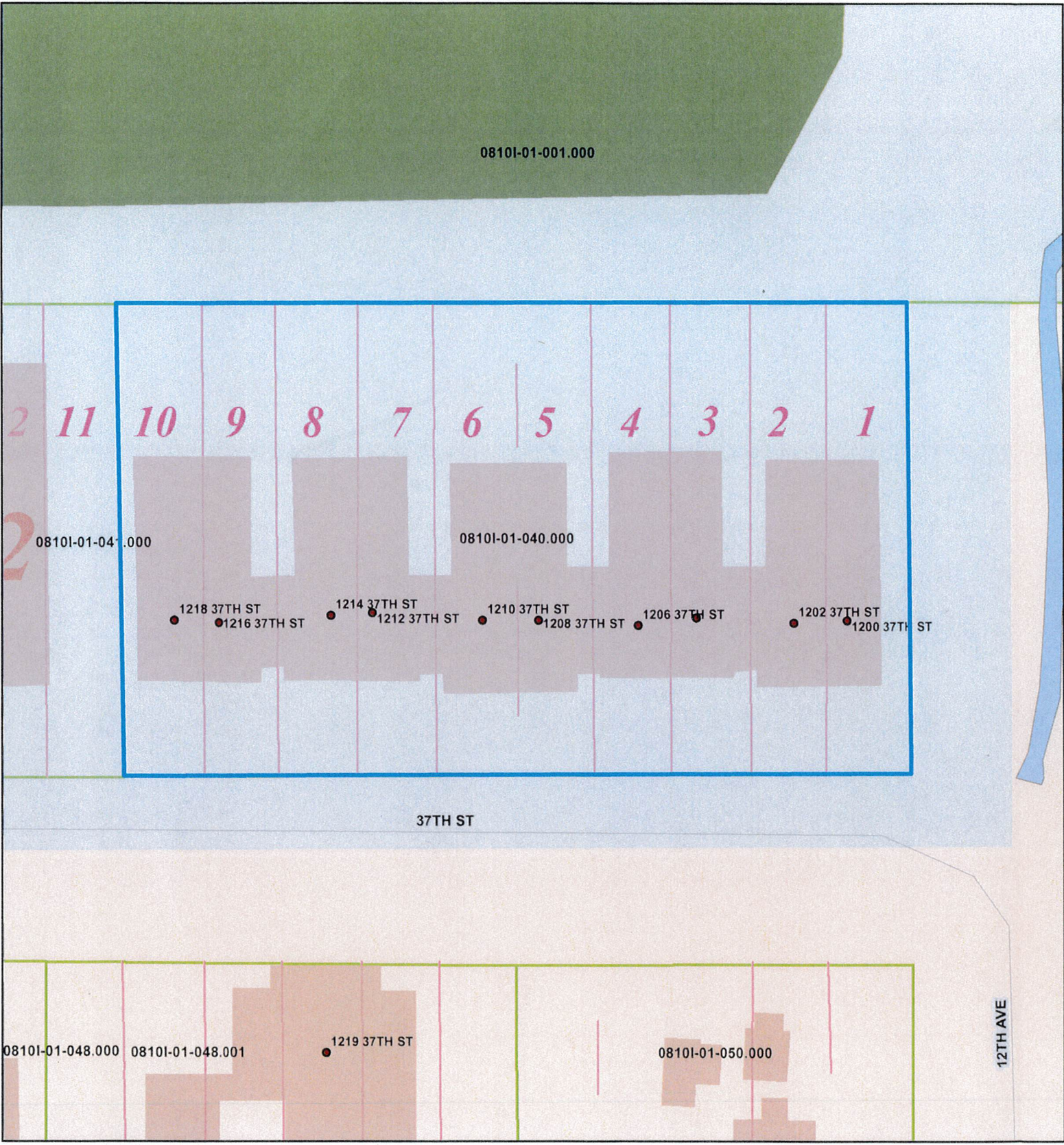
Nearby



Send to phone



Share




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1 inch = 42 feet

Area Map

 Parcels

Printed 12/2/2025





Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
HMEM Holdings LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1015226
Status:	Good Standing
Effective Date:	02/05/2013
State of Incorporation:	Mississippi
Principal Office Address:	12208 Preservation Drive Gulfport, MS 39503

Registered Agent

Name
Carter, Kristine 12208 Preservation Drive Gulfport, MS 39503

Officers & Directors

Name	Title
Kristine Marie Carter 12208 Preservation Drive Gulfport, MS 39503	Manager
Mark C Orgler 12206 Highway 49 Gulfport, MS 39503	Other



J. Johnson 1st Judicial District
Instrument 2014 561 D - J1
Filed/Recorded 1/21/2014 01:35 P
Total Fees \$ 21.00
4 Pages Recorded

PREPARED BY AND RETURN TO: DAVID M. ALLEN, MSB #01355
PAGE, MANNINO, PERESICH & MCDERMOTT, P.L.L.C.
c/o Schwartz, Orgler & Jordan, PLLC
759 VIEUX MARCHÉ MALL
File# 131743
BILOXI, MS 39530
(228) 374-2100

GRANTOR: THE PEOPLES BANK, BILOXI, MISSISSIPPI
155 LAMEUSE STREET
BILOXI, MS 39530
(228) 435-5511

GRANTEE: HMEM HOLDINGS, LLC, a Mississippi limited liability
company
12208 PRESERVATION DRIVE
GULFPORT, MS. 39503
(228) 297-9293

INDEXING INSTRUCTIONS: Lots 1-10, Block 2, Central Park s/d, Harrison County, MS
Exempt pursuant to Section 89-5-33(3)(a), Mississippi
Code of 1972, as amended.

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 considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **THE PEOPLES BANK, BILOXI, MISSISSIPPI**, does hereby sell, convey, and specially warrant unto **HMEM HOLDINGS, LLC, a Mississippi limited liability company**, the following described real property, together with all improvements thereon and all appurtenances in any wise appertaining thereto, located in the First Judicial District of Harrison County, State of Mississippi, to-wit:

(See Exhibit "A" attached)

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

Notwithstanding any provision herein to the contrary, Grantor makes no warranty of any nature or kind, whether statutory, express or implied, with respect to the physical condition of the property (including, without limitation, any and all improvements located thereon and/or comprising a part thereof), and Grantee, by its acceptance of this Deed, accepts the physical condition of the property "AS IS, WITH ALL FAULTS".

The above described property is not the Grantor's homestead or any part thereof.

Ad valorem taxes for the year 2014 have been prorated between the parties hereto, and the obligation to pay same is assumed by the Grantee herein, who will pay same when due.

WITNESS my signature on this the 15th day of January, 2014.

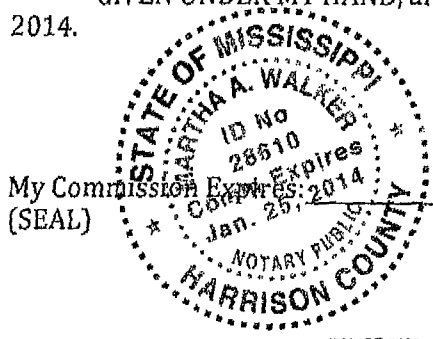
THE PEOPLES BANK BILOXI MISSISSIPPI

BY: *Charles C. Sweetman*
NAME: CHARLES C. SWEETMAN
ITS: PRESIDENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a notary public in and for the aforesaid jurisdiction, the within named Charles C. Sweetman, who acknowledged that he is President of The Peoples Bank, Biloxi, Mississippi, a Mississippi banking corporation, and that for and on behalf of the said corporation, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN UNDER MY HAND, and official seal of office, this 15th day of January, 2014.



Martha Ann Walker
NOTARY PUBLIC

My Commission Expires
(SEAL)

TITLE NOT EXAMINED

3

EXHIBIT "A"

Parcel #1: Lots 1 & 2, Block 2, Central Park Addition to the City of Gulfport, according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi.

Parcel #2: Lots 3 & 4, Block 2, Central Park Addition to the City of Gulfport, according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi.

Parcel #3: Lots 5 & 6, Block 2, Central Park Addition to the City of Gulfport, according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi.

Parcel #4: Lots 7 & 8, Block 2, Central Park Addition to the City of Gulfport, according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi.

Parcel #5: Lots 9 & 10, Block 2, Central Park Addition to the City of Gulfport, according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi.

4.

CORRECTED AFFIDAVIT OF PROOF OF PUBLICATION

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Before me, the undersigned Notary of Harrison County, Mississippi, personally appeared CRISTA LAUX, who, being by me first duly sworn, did depose and say that she is a clerk of THE SUN HERALD, a newspaper published in the City of Gulfport, in Harrison County, Mississippi, and the publication of the notice has been made in said paper 4 times on the following dates of such paper, viz:

Vol. 126 No. 97 dated the 8th day of January, 2010.

Vol. 126 No. 104 dated the 15th day of January, 2010.

Vol. 126 No. 111 dated the 22nd day of January, 2010.

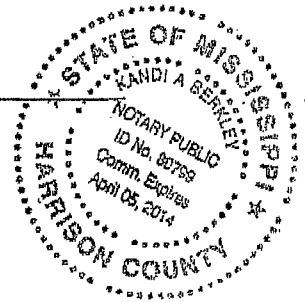
Vol. 126 No. 118 dated the 29th day of January, 2010.

Affiant 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.

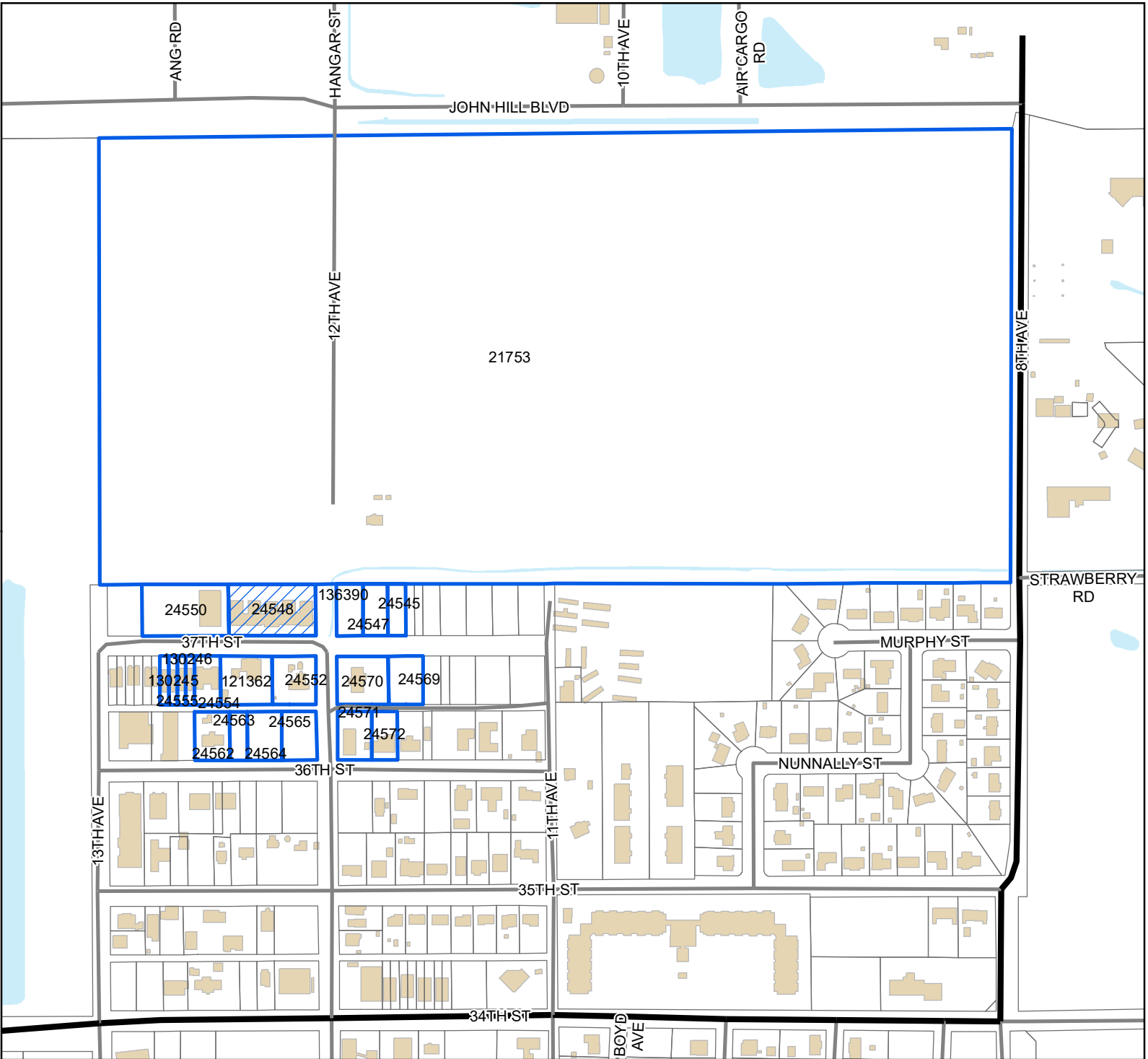
Crista Laux
CLERK

Sworn to and subscribed before me this the 7 day of Jan, 2014.

Kandi A. Berkley
NOTARY PUBLIC

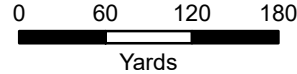


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0810I-01-040.000	HMEM HOLDINGS LLC (OWNER)	13081 LAKE FLORENCE RD	GULFPORT	MS	39503
			MICHAEL COLLINS (AGENT)	4492 POPPS FERRY RD	DIBERVILLE	MS	39540
			Adjacent Property Owners (2604PC045)				
	24562	0810I-01-065.000	MARTIN DON & ARMONTINE	1220 36TH ST	GULFPORT	MS	39501
	24565	0810I-01-062.000	KENT GERRY W	161 WOODS CROSSING BLVD	MADISON	MS	39110
	24564	0810I-01-063.000	CARNEY MARLA L	2366 PARK PLACE DR	GULFPORT	MS	39507
	24563	0810I-01-064.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
	24548	0810I-01-040.000	HMEM HOLDINGS LLC	12208 PRESERVATION DR	GULFPORT	MS	39503
N	24550	0810I-01-041.000	HMEM HOLDINGS LLC	12208 PRESERVATION DRIVE	GULFPORT	MS	39503
	24569	0810I-01-051.000	SELAH INC	PO BOX 7799	DIBERVILLE	MS	39540
	24552	0810I-01-050.000	CRAWFORD WILLIE A SR	3611 12TH AVE	GULFPORT	MS	39501
	24571	0810I-01-061.000	GIBBS DYLAN J	3600 12TH AVE	GULFPORT	MS	39501
	24555	0810I-01-047.000	SUTHERLAND TRAVERS C & VASHON	1929 JONAHS RIDGE DR	NOLENSVILLE	TN	37135
	136390	0810I-01-039.001	CHRISMAN MICHAEL L	1506 BRISCO LN	HAMMOND	LA	70403
N	24556	0810I-01-046.000	SUTHERLAND TRAVERS C & VASHON	1929 JONAHS RIDGE DR	NOLENSVILLE	TN	37135
	24570	0810I-01-051.001	MCALLISTER MARITZA JAMES & JAMES L	826 E EWING AVE	SOUTH BEND	IN	46613
	24572	0810I-01-060.000	VAUGHT JASON M & YAOVANART	1124 -36TH STREET	GULFPORT	MS	39501
	121362	0810I-01-048.001	DUNNING MICHAEL J & GINA	1115 35TH ST	GULFPORT	MS	39501
N	130245	0810I-01-046.001	SUTHERLAND TRAVERS C & VASHON	1929 JONAHS RIDGE DR	NOLENSVILLE	TN	37135
N	130246	0810I-01-047.001	SUTHERLAND TRAVERS C & VASHON	1929 JONAHS RIDGE DR	NOLENSVILLE	TN	37135
	24554	0810I-01-048.000	PALMER VIC	P O BOX 354	FOLSOM	LA	70437
	24547	0810I-01-039.000	CHRISMAN MICHAEL L	1506 BARISCO LANE	HAMMOND	LA	70403
	24545	0810I-01-038.000	BABIN TODD	617 CARMADELLE ST	MARRERO	LA	70072
N	21753	0810I-01-001.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPOT RD	GULFPORT	MS	39503



Legend

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



1 inch = 400 feet



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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0327789	Legal Ad - IPL0327789		2.0	92.0L

ATTENTION: GULFPORT URBAN DEVELOPMENT IP
 PO BOX 1780
 GULFPORT, MS 39502
 accountspayable@gulfport-ms.gov;sasmith@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 23, 2026 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 2604PC049, by agent Craig Hutch, seeking approval for a private lodge use, Tax Parcel 0811F-05-062.000, 0811F-05-061.000, 0811F-05-060.000, 0811F-05-068.000, 2009 25th Avenue, 2511 21st Street, Zoned T4+ (General Urban Zone "Plus"), T5 (Urban Center Zone), Ward 3

Planning Commission Approval 2604PC051, by agent Terre Barnett, seeking approval for an event center use, Tax Parcel 0910N-01-010.000, 215 Pass Road, Zoned B-2 (General Business), Ward 3

Planning Commission Approval 2604PC052, by owner Hector Rojas, seeking approval of auto sales of less than 50 vehicles, Tax Parcels 0710M-01-012.006, 0710M-01-012.001, 5914 28th Street, Zoned R-2 (Single-family), Ward 1

Planning Commission Approval 2605PC056, by owner Blessed Investment Team LLC, seeking approval for Townhouse use, Tax Parcel 0808O-02-017.000, Zoned B-2 (General Business), R-1-5 (Single-family), Dedeaux Road, Ward 4

Zoning Map Amendment 2604PC045, by agent Micheal Collins, requesting to rezone parcel to R-2 (Single-family), Tax Parcel 0810I-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

Zoning Map Amendment 2604PC053, by owner Hector Rojas, requesting to rezone two parcels to B-2 (General Business), Tax Parcels 0710M-01-012.006, 0710M-01-012.001, 5914 28th Street, Zoned R-2 (Single-family), Ward 1

This the 1st day of April 2026
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0327789
 Apr 8 2026

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

Before me, the undersigned Notary personally appeared the undersigned, who, being by me first duly sworn, did depose and say that he/ 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:

1.0 insertion(s) published on:
 04/08/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



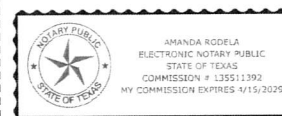
Sherry Chasteen

Amanda Rodela



Sworn to and subscribed before
 me on

Apr 8, 2026, 10:09 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®



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

PLANNING COMMISSION

Hearing Date: Thursday, April 23, 2026

Zoning Map Amendment 2604PC053: Zoning Map Amendment 2604PC053, by owner Hector Rojas, requesting to rezone two parcels to B-2 (General Business), Tax Parcels 0710M-01-012.006, 0710M-01-012.001, 5914 28th Street, Zoned R-2 (Single-family), Ward 1

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2604PC053

Hearing Date: April 23, 2026

Current Zoning/Use: R-2 / Vacant building and Land

Legal: Zoning Map Amendment 2604PC053, by owner Hector Rojas, requesting to rezone two parcels to B-2 (General Business), Tax Parcels 0710M-01-012.006, 0710M-01-012.001, 5914 28th Street, Zoned R-2 (Single-family), Ward 1

TECHNICAL DETAILS

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

- (a) *Error*. There is a manifest error in the article.
- (b) *Change in conditions*. Changed or changing conditions in a particular area or in the city or metropolitan area generally make a change in the regulations necessary and desirable.
- (c) *Increase in need for sites*. Increased or increasing needs for business or industrial sites in addition to sites that are available make it necessary and desirable to reclassify an area or to extend the boundaries of an existing area.
- (d) *Annexation*. It is necessary and desirable to reclassify territory annexed to the city.
- (e) *Ordinance changes*. Amendment to the ordinance not involving a change in classification of land is necessary.
- (f) *Change in governmental property*. It is necessary to reclassify property as a result of acquisition or disposition of such property by the United States of America, the State of Mississippi, or Harrison County.

According to the Mississippi case law:

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

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

Technical Report

Zoning Map Amendment

The applicant is requesting to rezone two tax parcels totaling approximately 29,174 square feet zoned R-2 (Single Family) into B-2 (General Business). The applicant has stated that he is interested in rezoning the property in order to accommodate a new business which he calls HH Auto Sales LLC. The proposed business requires Planning Commission Approval and is being heard at this same meeting with case 2604PC052. It should be noted that the original zoning for the developed property was B-2 and the same property owner requested it be changed to R-2 via zoning map amendment case 2404PC051. It was approved. The proposed zoning map amendment would be reverting the zoning back to it's original classification. It should be noted that the northern property is largely covered in wetlands and a delineation report must be provided with mitigation paperwork in order for any of this land to be worked on.

The applicant states that the character of the neighborhood is mainly commercial. The site is across the street from the Naval Construction Battalion Center, adjacent to a vacant commercial structure and down the street from a Gas Station. There are no other justifications for the rezoning given. It is clear to staff that, while the 28th Street corridor is largely zoned commercial and industrial, the uses in the immediate area largely residential on the North side of 28th Street. The applicant states that development of the property will start immediately after the approval.

EXECUTIVE SUMMARY

The applicant is requesting to rezone two tax parcels from R-2 (Singly Family) to B-2 (General Business). It should be noted that the developed parcel was previously zoned B-2 and the applicant requested a zoning map amendment to get the property zoned R-2 and it was approved with case 2404PC051. The uses North of 28th Street in the immediate area are largely residential despite being zoned commercial. The applicant states that the reason for this request is to accommodate a new business. The new business would be classified as car sales of less than 50 vehicles and would require Planning Commission Approval. The case number for the proposed business is 2604PC052. The use will only be allowed if both the City Council approves the Zoning Map Amendment and the Planning Commission Approve the use. The northern undeveloped property is largely covered in wetlands a delineation report must be provided with mitigation paperwork in order for any of this land to be worked on.

Any approval should consider these conditions:

1. Planning Commission cannot approve the Map Amendment. The decision of the Planning Commission is only a recommendation to the City Council who makes the final decision.

DIRECTOR APPROVAL

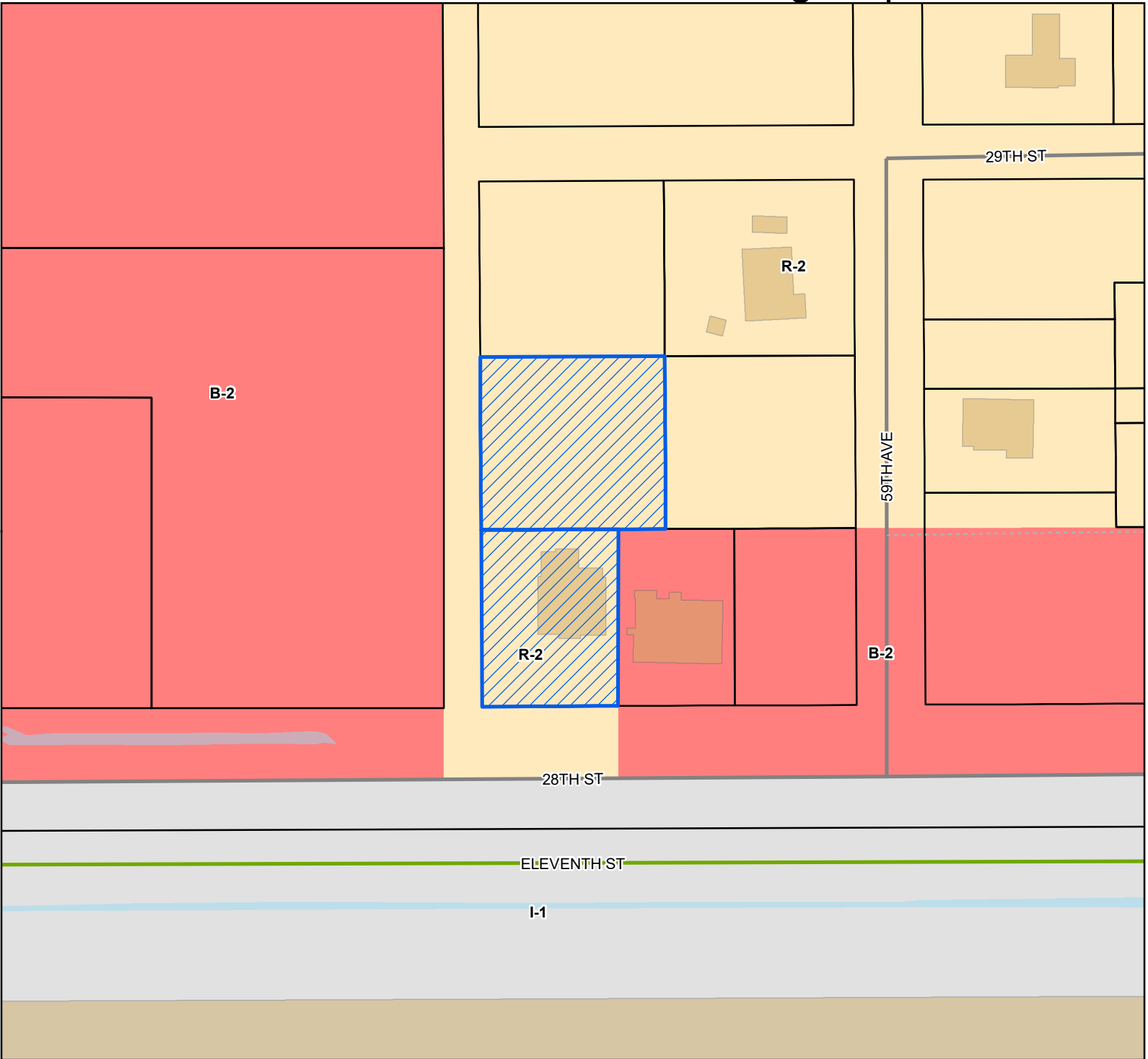
This report has been reviewed and approved by:



Greg Holmes

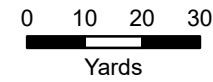
Director of Urban Development Department

Zoning Map Amendment



- Site
 - Street
 - Military Street
 - Alley
 - Parcels
 - Buildings
 - Water Features
 - City Limit
- Zoning**
- B-2 - General Business District
 - I-1 - Light Industry District
 - R-2 - Single Family Residence District (Medium Density)

Site Information
 0710M-01-012.001
 0710M-01-012.006
 Zoning: R-2 (Single Family)
 Size: 29174 sqft



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

Property Information

Case File #: Z604PC053
Date Received: 3/3/2020
Receipt #: 13738804
Received By: BC
Zoning: R-2
Ward: 1 Flood: ~~X~~ X

TAX PARCEL #

0	7	1	0	M	-	0	1	-	0	1	2	.	0	0	6
0	7	1	0	M	-	0	1	-	0	1	2	.	0	0	1
					-			-				.			

(If necessary, use separate sheet of paper)

Address of Property Involved: 5914 28th Street

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

General Location: Property located on 28th Street between Canal and 53rd Ave.

GENERAL DESCRIPTION OF REQUEST:

Change from R-2 to B-2 Commercial

OWNERSHIP AND CERTIFICATION:

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

OWNER

AGENT

Printed Name of Owner
Hector Rojas
Mailing Address
27460 Road 310
City
Pas Christian State
MS Zip code
39571
Home Phone _____ Work/Cell Phone _____
Email _____

Printed Name of Agent _____
Mailing Address _____
City _____ State _____ Zip code _____
Home Phone _____ Work/Cell Phone _____
Email _____

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 G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

To: Whom it may concern

From: Hector Rojas

Date: March 2, 2026

RE: Zoning Map Amendment

I Hector Rojas Respectfully submit to change of R-2 (Single-family) at 5914 28th Street, to Zoned B-2 (General Business, Ward 1

The purpose of This change is to accommodate a new business HH Auto Sales LLC.

Thank You

Hector Rojas

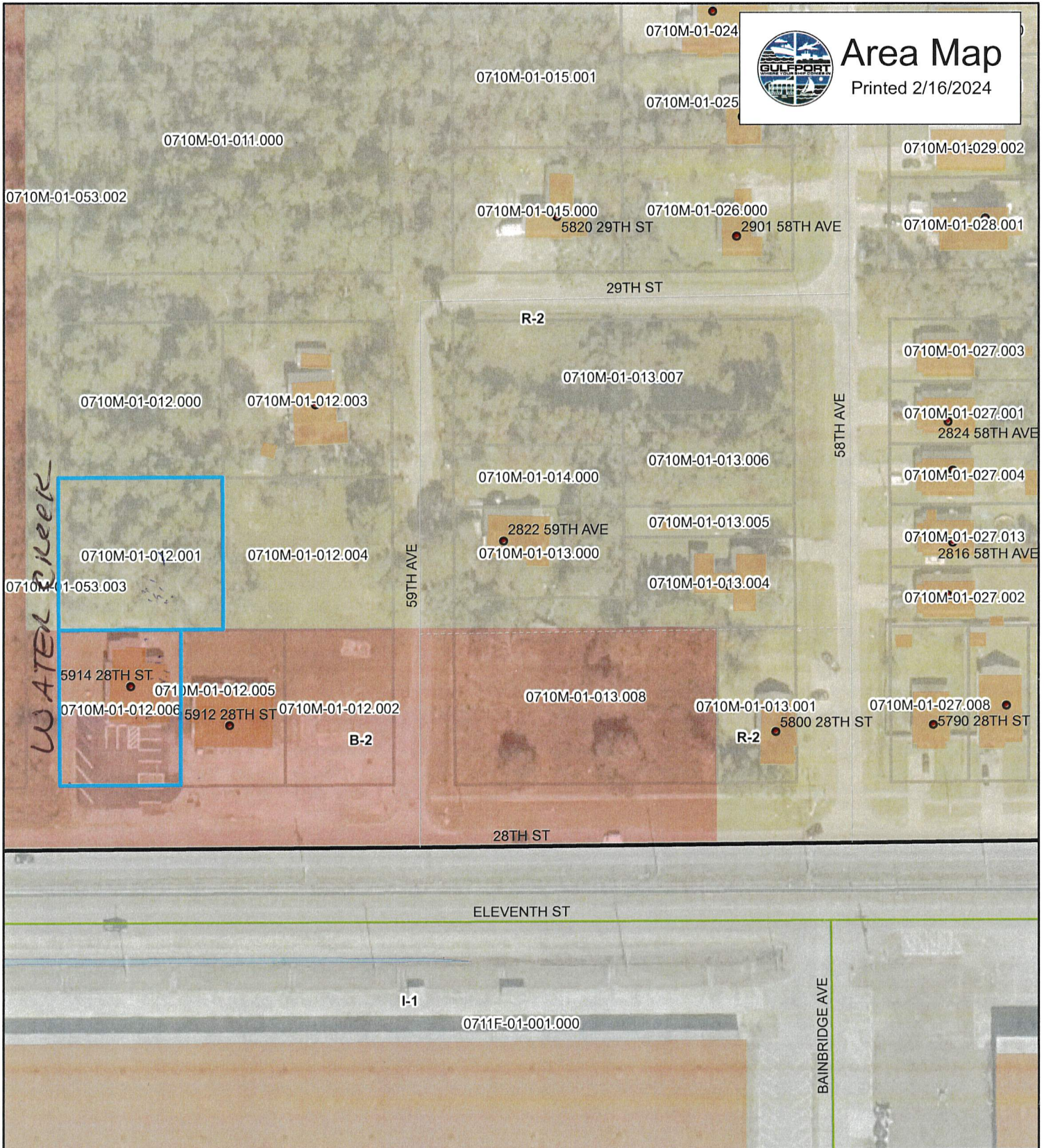
Answer #2. The character of the neighborhood is mainly Commercial on the two sides of my building and that can justify to be Commercial.

The Development schedule ~~with~~ and changes will take immediately after approval.
Effect of Amendment All the surroundings are in compliance.
Error no error in the zoning only change for new business

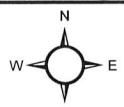


Area Map

Printed 2/16/2024



- Addresspoints
- Minor Arterial
- Minor/Residential
- Military
- Alley
- WaterFeatures
- Parcels



1 inch = 104 feet

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1 inch = 33 feet

Area Map

Parcels

Printed 3/2/2026



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JLB J1 - GULFPORT DISTRICT
Instrument 2021-0026897-D-J1
Filed/Recorded 09/20/2021 2:25:02 PM
Total Fees 26.00
4 Pages Recorded

Prepared by/return to:
Henley Title Company LLC
1706 22nd Avenue
Gulfport, MS 39501
Phone 228/324-9099

Index to:
Township 7 South, Range 11 West
Section 31 (part)
Glen Terrace Subdivision, Block 21
Lots 11, 12, 13, W 15 feet of Lot 14

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

WARRANTY DEED

For and in consideration of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged,

GRAND SOUTHERN VENTURES, LLC,
a Mississippi limited liability company
(of 16520 West Main Street, Louisville, MS 39339 Phone 662/779-4130),
as **GRANTOR,**

hereby grant, bargain, sell, convey and warrant unto

HECTOR ROJAS
(of 27460 Road 310, Pass Christian, MS 39507 Phone: 228/864-3439),
as **GRANTEE,**

all of that certain tract or parcel of land and real property, together with all improvements erected thereon, lying and being situated within the City of Gulfport in the First Judicial District of Harrison County, and the State of Mississippi, more particularly described as follows, to-wit:

Initials: *JLB*

*Grand Southern Ventures, LLC, a Mississippi limited liability company
Warranty Deed [5914 28th Street, Gulfport, MS 39501] to Hector Rojas*

Page 2

LOTS 11, 12, and 13, BLOCK 21, GLEN TERRACE SUBDIVISION, of the City of Gulfport, Mississippi, 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 Copy Plat Book 5A, at Page 464 thereof, reference to which is hereby made in aid of and as a part of this legal description,

AND

The West 15' (fifteen feet) of LOT 14, BLOCK 21, GLEN TERRACE SUBDIVISION, of the City of Gulfport, Mississippi, 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 Copy Plat Book 5A, at Page 464 thereof, reference to which is hereby made in aid of and as a part of this legal description.

Also sometimes identified by Tax Parcel No. 0710M-01-012.006, and its Municipal Address: 5914 28th Street, Gulfport, Mississippi 39501 (for information purposes)

Said property includes all of those same lands and improvements conveyed to Grand Southern Ventures, LLC, a Mississippi limited liability company, by Warranty Deed dated November 4, 2010 heretofore filed among the First Judicial District land records of Harrison County, Mississippi as Instrument No. 2010 7441 D-J1.

This conveyance is made subject to any and all regulations, ordinances, reservations, restrictions, easements, exceptions, covenants and conditions of record, including any reservations of oil, gas or other minerals affecting the above described land.

All ad valorem taxes assessed to said property for the year 2021 and thereafter are assumed by the Grantee.

WITNESS THE EXECUTION HEREOF, on the date of acknowledgment below, and effective as of the 20 day of September, 2021.

GRAND SOUTHERN VENTURES, LLC,
a Mississippi limited liability company, Grantor

BY: 

PATRICK D. HUEY, ITS MANAGER

*Grand Southern Ventures, LLC, a Mississippi limited liability company
Warranty Deed [5914 28th Street, Gulfport, MS 39501] to Hector Rojas*

Page 3

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

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named *PATRICK D. HUEY*, who being by me first duly sworn, stated on oath that he is the duly appointed Managing Member of *GRAND SOUTHERN VENTURES, LLC, a Mississippi limited liability company*, and he acknowledged to me that in his capacity as said Managing Member, and for and on behalf of said enterprise, he signed, executed and delivered the above and foregoing Warranty Deed as of the day and in the year therein mentioned, as the free and voluntary act of said limited liability company, having been first duly authorized so to do.

GIVEN under my hand and official seal, this the 20th day of September, 2021.



Thad Henley
Notary Public
My Commission Expires:

Initials: *PH*

CERTIFIED RESOLUTION
of
GRAND SOUTHERN VENTURES, LLC

WHEREAS, GRAND SOUTHERN VENTURES, LLC, a Mississippi limited liability company (hereinafter referred to as "the company"), as Seller, desires to sell unto HECTOR ROJAS, as Buyer, the real property and improvements addressed as 5914 28th Street, Gulfport, MS 39501, and further identified by Harrison County, Mississippi Tax Parcel No. 0710M-01-012.006 pursuant to the terms of the Purchase Agreement and all Addendums relating thereto (collectively hereafter referred to as "the Contract") heretofore executed on behalf of the company and by the above named Buyer, and

WHEREAS, on or before the resolution execution date recited below, at a duly called regular or special meeting of the Members of the company attended by a full quorum of the members thereof, it was agreed and decided by the affirmative vote of a majority of said members as follows:

BE IT RESOLVED that company sell the real estate and improvements identified above unto Hector Rojas in accordance with the Purchase Agreement referenced above, as amended, and that Patrick D. Huey, as Managing Member of GRAND SOUTHERN VENTURES, LLC, is hereby authorized and directed to represent the company in executing the Warranty Deed and all other documentation required to perfect said sale, covering all of those lands and improvements referenced above, pursuant to the terms and conditions stated within the Purchase Agreement aforesaid.

SO CERTIFIED, effective the 20 day of September, 2021.

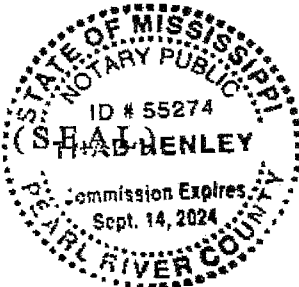
GRAND SOUTHERN VENTURES, LLC,
a Mississippi limited liability company, Grantor

BY: *Patrick D. Huey*
PATRICK D. HUEY, ITS MANAGER

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

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **PATRICK D. HUEY**, who being by me first duly sworn, stated on oath that he is the duly appointed Managing Member of **GRAND SOUTHERN VENTURES, LLC, a Mississippi limited liability company**, and he acknowledged to me that in his capacity as said Managing Member, and for and on behalf of said enterprise, he signed, executed and delivered the above and foregoing Certified Resolution as of the day and in the year therein mentioned, as the free and voluntary act of said limited liability company, having been first duly authorized so to do.

GIVEN under my hand and official seal, this the 20th day of September, 2021.



Chad Henley
Notary Public
My Commission Expires:

HARRISON COUNTY, MS JOHN MCADAMS
2021-20210026897-DEED BOOK - J1 - GULFPORT DISTRICT



Angela Hines 1st JUDICIAL DISTRICT
 Instrument 2024-0004158-D-11
 Filed/Recorded 03/04/2024 3:20:01 PM
 Total Fees 26.00
 3 Pages Recorded

Prepared by:
 Andrew Marion, PLLC
 Attorney-at-Law
 1919 23rd Ave.
 P.O. Box 863
 Gulfport, MS 39502
 (228)-865-9047
 MS Bar No. 1866

Return to:
 Andrew Marion, PLLC
 Attorney-at-Law
 1919 23rd Ave.
 P.O. Box 863
 Gulfport, MS 39502
 (228)865-9047
 File No. 24-027

STATE OF MISSISSIPPI
 COUNTY OF HARRISON
 FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

Hubert H. May, Jr.
 9300 Coconut Dr.
 Ocean Springs, MS 39564
 (228)-383-4641

do hereby sell, convey and warrant unto

Hector Rojas
 27460 Road 310
 Pass Christian, MS 39571
 (228)-731-7210

that certain tract, piece or parcel of land situated and being located in Harrison County, State of Mississippi, more particularly described as follows, to-wit:

(See Exhibit A attached, Page 3)

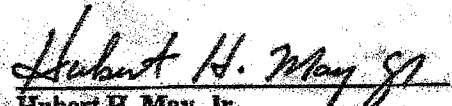
The subject property is not the homestead of the Grantor.

INDEXING INSTRUCTIONS: Exempt

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

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

WITNESS MY SIGNATURE, this the 4 day of March, 2024.


Hubert H. May, Jr.

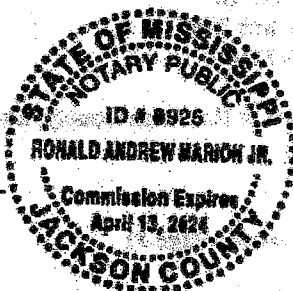
STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named Hubert H. May, Jr. who acknowledged that he signed and delivered the foregoing Warranty Deed on the day and year therein written as his own free and voluntary act and deed.

GIVEN under my hand and official seal on this the 4 day of March, 2024.

MY COMMISSION EXPIRES:



NOTARY PUBLIC

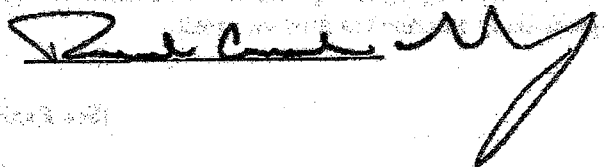
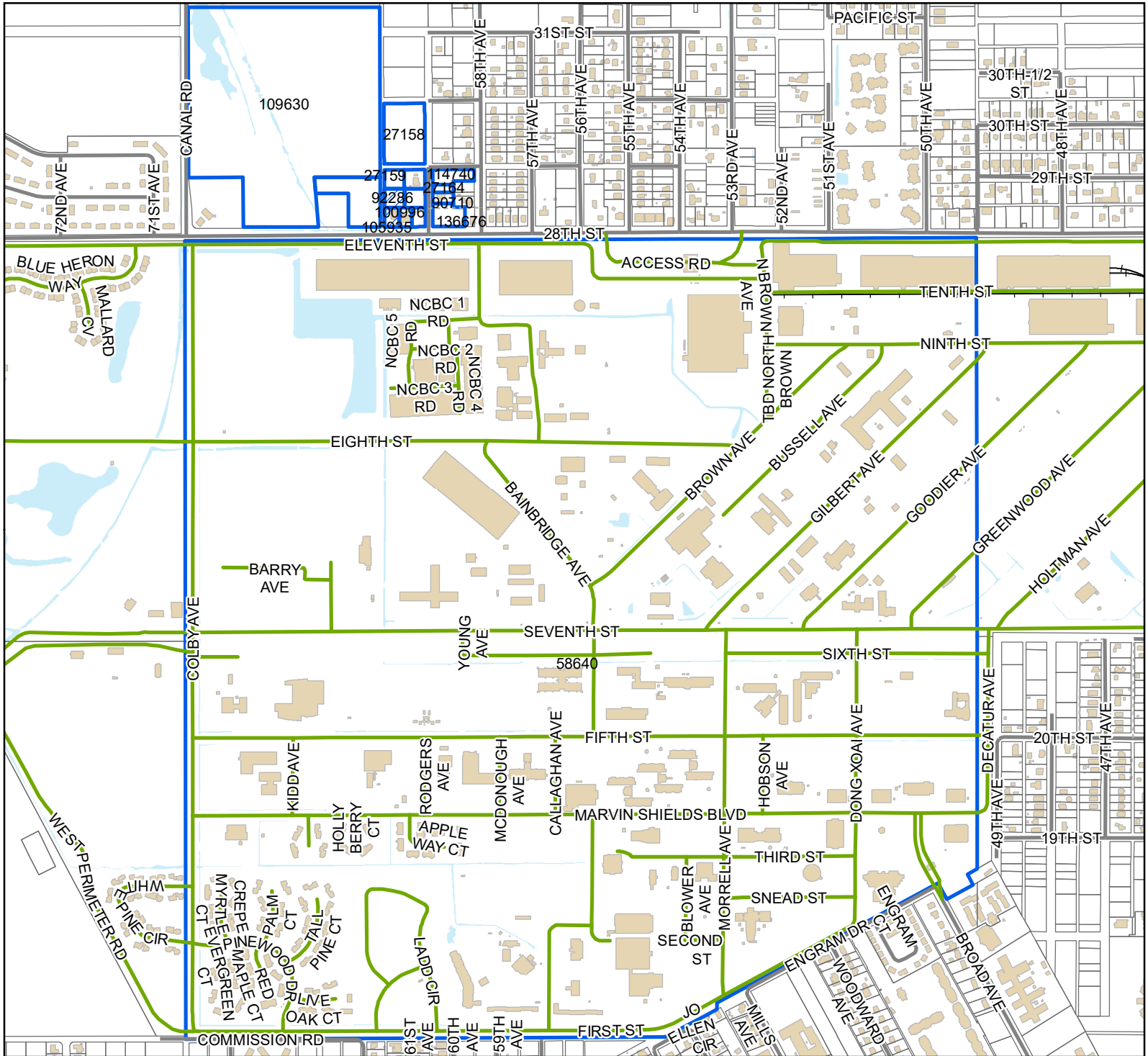


Exhibit "A"

Lots 6, 7, 8, 9 and 10, Block 21, Glenn Terrace Subdivision, Gulfport, First Judicial District of Harrison County, Mississippi.

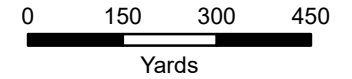
Un-Official

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0710M-01-012.006	HECTOR ROJAS (OWNER)	27460 ROAD 310	PASS CHRISTIAN	MS	39571
			Adjacent Property Owners (2604PC053)				
	27158	0710M-01-011.000	SNEED JOHN O & ELIZABETH S WETHEM	114 DRIFTWOOD DR	LONG BEACH	MS	39560
	109630	0710M-01-053.002	DRAKE MARY CAROLYN -ETAL-	159 EDGEWATER DR	BILOXI	MS	39531
	96071	0710M-01-012.003	MASON ELIZABETH A	506 BROCK ROAD	BOAZ	AL	35957
	105935	0710M-01-012.006	ROJAS HECTOR	27460 ROAD 310	PASS CHRISTIAN	MS	39571
	100178	0710M-01-012.004	BARTHOLOMEW JOSEPH A	19070 LANDON ROAD	GULFPORT	MS	39503
	27164	0710M-01-014.000	MEDRANO ERNESTO	2822 59TH AVE	GULFPORT	MS	39501
N	92287	0710M-01-012.002	BARTHOLOMEW JOSEPH A	19070 LANDON RD	GULFPORT	MS	39503
N	100996	0710M-01-012.005	BARTHOLOMEW JOSEPH A	19070 LANDON ROAD	GULFPORT	MS	39503
	92286	0710M-01-012.001	MAY HUBERT H JR	9300 COCONUT DR	OCEAN SPRINGS	MS	39564
	114740	0710M-01-013.007	MASON TERRELL	621 25 1/2 ST	GULFPORT	MS	39501
N	27159	0710M-01-012.000	MASON ELIZABETH	506 BROCK ROAD	BOAZ	AL	35957
	58640	0711F-01-001.000	U S GOVT	4802 JEFFERSON AVE	GULFPORT	MS	39501
	109629	0710M-01-053.003	ADVANCED CONTRACTING SERVICES LLC	24080 ANNO SAUCIER RD	GULFPORT	MS	39503
	90710	0710M-01-013.000	MEDRANO ERNESTO & FLORES MARITZA	2822 59TH AVE	GULFPORT	MS	39501
	136676	0710M-01-013.000	IOWA PROPERTY INVESTMENTS LLC	1715 21ST AVE	GULFPORT	MS	39501

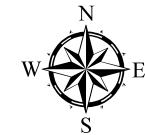


Legend

-  Site
-  Street
-  Military Street
-  Alley
-  Railroad
-  Buildings
-  Water Features



1 inch = 917 feet



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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0327789	Legal Ad - IPL0327789		2.0	92.0L

ATTENTION: GULFPORT URBAN DEVELOPMENT IP
 PO BOX 1780
 GULFPORT, MS 39502
 accountspayable@gulfport-ms.gov;sasmith@gulfport-ms.gov

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

Before me, the undersigned Notary personally appeared the undersigned, who, being by me first duly sworn, did depose and say that he/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:

1.0 insertion(s) published on:
 04/08/26 Print

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 23, 2026 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 2604PC049, by agent Craig Hutch, seeking approval for a private lodge use, Tax Parcel 0811F-05-062.000, 0811F-05-061.000, 0811F-05-060.000, 0811F-05-068.000, 2009 25th Avenue, 2511 21st Street, Zoned T4+ (General Urban Zone "Plus"), T5 (Urban Center Zone), Ward 3

Planning Commission Approval 2604PC051, by agent Terre Barnett, seeking approval for an event center use, Tax Parcel 0910N-01-010.000, 215 Pass Road, Zoned B-2 (General Business), Ward 3

Planning Commission Approval 2604PC052, by owner Hector Rojas, seeking approval of auto sales of less than 50 vehicles, Tax Parcels 0710M-01-012.006, 0710M-01-012.001, 5914 28th Street, Zoned R-2 (Single-family), Ward 1

Planning Commission Approval 2605PC056, by owner Blessed Investment Team LLC, seeking approval for Townhouse use, Tax Parcel 0808O-02-017.000, Zoned B-2 (General Business), R-1-5 (Single-family), Dedeaux Road, Ward 4

Zoning Map Amendment 2604PC045, by agent Micheal Collins, requesting to rezone parcel to R-2 (Single-family), Tax Parcel 0810I-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

Zoning Map Amendment 2604PC053, by owner Hector Rojas, requesting to rezone two parcels to B-2 (General Business), Tax Parcels 0710M-01-012.006, 0710M-01-012.001, 5914 28th Street, Zoned R-2 (Single-family), Ward 1

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



Sherry Chasteen

Amanda Rodela



Sworn to and subscribed before me on

Apr 8, 2026, 10:09 AM EDT

This the 1st day of April 2026
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0327789
 Apr 8 2026



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX*