



# Architectural Review Committee | Agenda

Thursday, June 11, 2026 – 3:00 PM

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

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

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

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

**F2. Speaker Card**

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

**G. Adoption of Minutes**

**G1. Architectural Review Committee -05-27-26**

**H. Hearing of Cases**

**H1. Signs**

**1. Architectural Review Committee 2606ARC013:**

Architectural Review Committee 2606ARC013, by agent Derek Brown, seeking approval for new two freestanding ground signs, Tax Parcel 1010F-02-029.000, 1422 E Pass Road, Zoned T5 (Urban Center Zone), Ward 5

**2. Architectural Review Committee 2606ARC014:**

Architectural Review Committee 2606ARC014, by owner Arlin Lang, seeking approval for a new freestanding ground sign, Tax Parcel 0811F-05-024.000, 2018 24th Avenue, Zoned T4L (General Urban Zone "Limited"), Ward 3

## **H2. Architectural Review Committee Permits**

### **1. Architectural Review Committee 2606ARC012:**

Architectural Review Committee 2606ARC012, by owner J&D Property LLC, seeking approval for metal siding for their proposed accessory structure, Tax Parcel 0910I-01-064.000, 730 E Pass Road, Zoned T4+ (General Urban Zone "Plus"), Ward 4

#### **I. Reports**

#### **J. Unfinished Business**

#### **K. Other Business**

#### **L. Adjournment**

MINUTES

GULFPORT ARCHITECTURAL REVIEW COMMITTEE MEETING

Thursday, May 27, 2026, 3:00 P.M.

City Council Chambers

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

**BOARD MEMBERS PRESENT:**

LEE PALERMO  
DANIELLE COTTON  
JOHNNY OLSEN  
KENNY MCNAIR

**BOARD MEMBERS ABSENT:**

BRENT FRENCH

**STAFF MEMBERS PRESENT**

MATILDA WELCH  
SAMUEL SWEETING  
SAMUEL SMITH  
JACOB WILKINSON

**COURT REPORTER:**

**E. Confirmation of Agenda:**

**F. Approval of Minutes:**

Motion by **Johnny Olsen** and seconded by **Danielle Cotton** to approve Minutes of the **March 12, 2026, April 09, 2026, and May 14, 2026** ARC meetings was carried unanimously.

**G. Hearing of cases:**

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

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

**G3. Routine Agenda:**

**1. Architectural Review 2605ARC008:**

Architectural Review Committee 2605ARC008, by agent Harry Summers, seeking approval for a new free standing ground sign, Tax Parcel 1010H-02-031.001, 2079 E Pass Road, Zoned B-2 (General Business), Ward 2

**Speaking for the Petition: Harry Summers**

**Speaking against the Petition: None**

**Motion: Johnny Olsen – to approve with the condition of landscaping at the buttress, minimum 12-foot setback to preferred setback of 14 feet, and digital sign in future pending affidavit.**

**Second: Danielle Cotton**

Lee Palermo	- <b>Chairman</b>
Danielle Cotton	- Yea
Kenny McNair	- Yea
Brent French	- Absent
Johnny Olsen	- Yea

**Action:** Motion carried unanimously.

**2. Architectural Review 2605ARC009:**

Architectural Review Committee 2605ARC009, by agent Harry Summers, seeking approval for a new free standing ground sign, Tax Parcel 1010H-02-031.000, 2093 E Pass Road, Zoned B-2 (General Business), Ward 2

**Speaking for the Petition: Harry Summers**

**Speaking against the Petition: None**

**Motion: Danielle Cotton – to accept as is with the contingency of moving the sign 2 feet further south.**

**Second: Danielle Cotton**

Lee Palermo	- <b>Chairman - Nay</b>
Danielle Cotton	- Yea
Kenny McNair	- Yea
Brent French	- Absent
Johnny Olsen	- Yea

**Action:** Motion carried 3 to 1.

**3. Architectural Review 2605ARC010:**

Architectural Review Committee 2605ARC010, by agent Gulf South Signs, seeking approval for a new freestanding ground sign, Tax Parcel 1008M-01-014.000 and 1008M-016.000, 11401 Helen Richards Road, Zoned B-2 (General Business), Ward 5

**Speaking for the Petition: Kimberly Gremillion**

**Speaking against the Petition: None**

**Motion: Johnny Olsen – to approve as accepted with the addition of landscaping.**

**Second: Danielle Cotton**

Lee Palermo	- <b>Chairman</b>
Danielle Cotton	- Yea
Kenny McNair	- Yea
Brent French	- Absent
Johnny Olsen	- Yea

**Action:** Motion carried unanimously.

**4. Architectural Review 2605ARC011:**

Architectural Review Committee 2605ARC011, by agent Jon Storonskyj seeking approval for a new freestanding ground sign, Tax Parcel 0808E-02-030.049, 12178 Hwy 49, Zoned B-4 (Highway Business), Ward 7

**Speaking for the Petition: Jon Storonskyj**

**Speaking against the Petition: None**

**Motion: Danielle Cotton – to approve with the contingency on the stucco texture and landscaping.**

**Second: Johnny Olsen**

Lee Palermo	- <b>Chairman</b>
Danielle Cotton	- Yea
Kenny McNair	- Yea
Brent French	- Absent
Johnny Olsen	- Yea

**Action:** Motion carried unanimously.

**Adjournment:**

Motion by **Johnny Olsen** to adjourn the meeting was seconded by **Danielle Cotton** and carried unanimously. The meeting adjourned at **3:39 P.M.**

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

\_\_\_\_\_  
Danielle Cotton, Secretary

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



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

## ARCHITECTURAL REVIEW COMMITTEE

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**Hearing Date:** Thursday, June 11, 2026

**Signs**



URBAN DEVELOPMENT  
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228.868.5710 | [PLANNERS@GULFPORT-MS.GOV](mailto:PLANNERS@GULFPORT-MS.GOV)

## ARCHITECTURAL REVIEW COMMITTEE

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**Hearing Date:** Thursday, June 11, 2026

**Architectural Review Committee 2606ARC013:** Architectural Review Committee 2606ARC013, by agent Derek Brown, seeking approval for new two freestanding ground signs, Tax Parcel 1010F-02-029.000, 1422 E Pass Road, Zoned T5 (Urban Center Zone), Ward 5

# **Technical Report**

## *ARCHITECTURAL REVIEW COMMITTEE*

### ***GENERAL INFORMATION***

Case File Number: 2606ARC013

Hearing Date: June 11, 2026

Current Zoning/Use: T5 / Commercial Structure

Legal: Architectural Review Committee 2606ARC013, by agent Derek Brown, seeking approval for two new freestanding ground signs, Tax Parcel 1010F-02-029.000, 1422 E Pass Road, Zoned T5 (Urban Center Zone), Ward 5

### ***TECHNICAL DETAILS***

The applicant is seeking approval for two new freestanding ground signs. The proposed signs have a copy area of 84 square feet and 100 square feet and will be around 157 feet apart from each other. The current sign ordinance (Chapter 9, Article IV, Sec 9-91(b)) allows for properties having excess of 100 feet of street frontage to have an additional ground sign for each additional 100 feet of street frontage, however each ground sign cannot be closer than 100 feet from each other. In addition, the current sign ordinance allows for ground signs are allowed to have a combined copy area of one square foot for each linear foot of street frontage for parcels having street frontage exceeding 200 feet of street frontage. The subject property has approximately 429 square feet of street frontage, allowing for the two ground signs with their proposed 180 square feet of total copy area. The applicant notes on their site plan that the two ground signs will be 10 feet away from the street fronting property lines, meeting the required setbacks of 10 feet from the street fronting property lines. (Chapter 9, Article IV, Sec 9-91(k)) The design proposed does not include a decorative buttress or crown but was noted by the applicant to have the support poles to have a black paint to match the support columns for the canopy. While the applicant did not state in their application a hardship preventing them from meeting the design standards, staff has found from researching other Murphy USA locations that this design appears to be a corporate design tied to Murphy USA's brand. This board has approved signs similar in nature along this commercial corridor with deviations from the decorative cap, but with the requirement of including a decorative buttress with landscaping around the base of the sign. One recent example was with the Express Oil Change sign at 1554 E Pass Road under case# 2603ARC006. The LED signage will require a sign affidavit at the time of permitting noting that the LED signage will adhere to the regulations stated in Chapter 9, Article IV, Sec 9-93 regarding animated signs, intensely lighted signs, and digital display sign faces.

According to Chapter 9, Article IV, Sec 9-103, b, 1-4

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

# **Technical Report**

## *ARCHITECTURAL REVIEW COMMITTEE*

- (3) A decorative buttress shall be constructed at the ground/base level of the façade.
- (4) A decorative cap or crown shall be constructed at the top of the façade.

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

According to Chapter 9, Article IV. Sec 9-93

- a) No sign shall be permitted which is animated by means of flashing, scintillating, blinking or traveling lights.
- b) Digital display sign faces shall be allowed, subject to the following provisions:
  - 1. There shall be no effects of movement, animation, scrolling, flashing, scintillation or similar effects and shall display only static images.
  - 2. The static display time for each message shall be a minimum of eight (8) seconds.
  - 3. The time to completely change from one message to the next is a maximum of two (2) seconds and shall not use fading, rolling, window shading, dissolving, or similar effects as part of the change.
  - 4. All such signs shall have installed light monitors, and shall at all times allow such monitors to automatically adjust the brightness level of the sign based on ambient light conditions. In addition, maximum brightness levels for said sign shall not exceed five thousand five hundred (5,500) nits from dawn to dusk, during daylight hours, and one thousand (1,000) nits from dusk to dawn, nighttime hours.
  - 5. Any digital display sign face or similar such sign that malfunctions, fails, or ceases to operate in its usual or normal programmed manner, causing motion, movement, flashing or any similar effects, shall have a default mechanism freezing said sign if any such malfunction occurs.

### ***EXECUTIVE SUMMARY***

The applicant is seeking approval for two new freestanding ground signs. The proposed signs have a copy area of 84 square feet and 100 square feet and will be around 157 feet apart from each other. The signs' copy area meets the requirements stated in Chapter 9, Article IV, Sec 9-91(b) and the signs' setbacks meet requirements listed in Chapter 9, Article IV, Sec 9-91(k). The design proposed does not include a decorative buttress or crown but was noted by the applicant to have the support poles to have a black paint to match the support columns for the canopy. While the applicant did not state in their application a hardship preventing them from meeting the design standards, staff has found from researching other Murphy USA locations that this design appears to be a corporate design tied to Murphy USA's brand. This board has approved signs similar in nature along this commercial corridor with deviations from the decorative cap, but with the requirement of including a decorative buttress with landscaping around the base of the sign, such as with the Express Oil Change sign at 1554 E Pass Road under case# 2603ARC006.

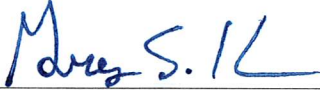
**Technical Report**  
*ARCHITECTURAL REVIEW COMMITTEE*

***DEPARTMENTAL CONDITIONS***

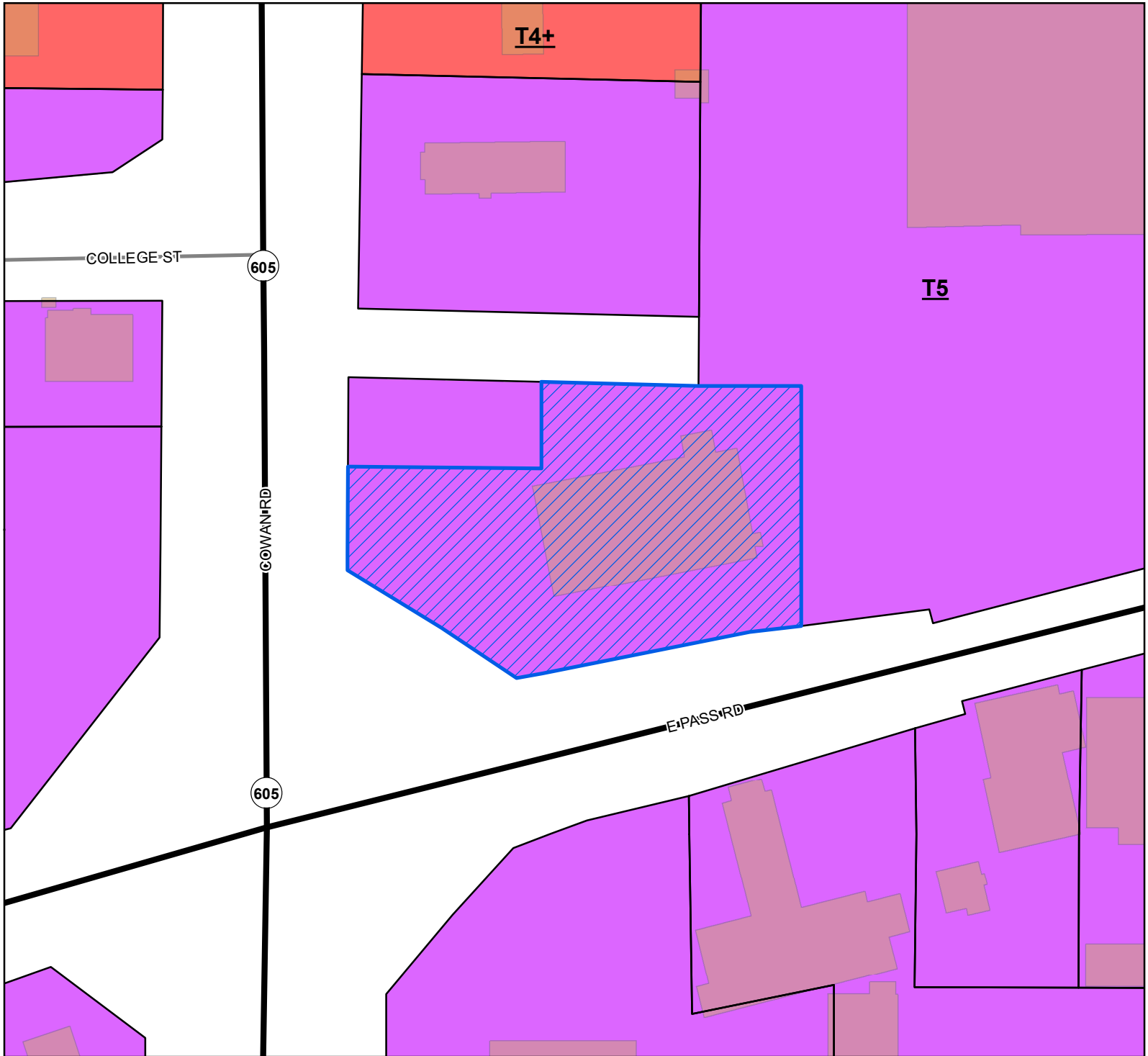
1. Approval allows for the signs as proposed, pending any conditions set by this board.

***DIRECTOR APPROVAL***

This report has been reviewed and approved by:

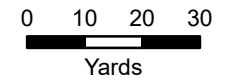


\_\_\_\_\_  
Greg Holmes  
Director of Urban Development Department



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

**Site Information**  
 1010F-02-029.000  
 Zoning: T5 (Urban Center Zone)  
 Size: 1.2 Acres  
 Flood: X



1 inch = 100 feet



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



VIA E-MAIL  
[Derek.Brown@murphyusa.com](mailto:Derek.Brown@murphyusa.com)

May 1, 2026

Re: Murphy Oil USA, Inc.  
200 E. Peach Street  
El Dorado, AR 71730  
**1422 E. Pass Road, Gulfport, MS 39507 ("Premises")**  
**Our File #16077**

Sbj: Architectural Review – Sign Variance Permit Application

Dear Derek:

Murphy Oil USA, Inc., as "Tenant", and Spirit CV Gulfport MS, LLC, as "Landlord", are parties to that certain Ground Lease (as amended, the "Lease"). In connection with Tenant's development of the Premises, to be completed pursuant to the terms of the Lease, Tenant is required to execute the enclosed Architectural Review – Sign Variance Application ("Application"). Landlord hereby authorizes Tenant to execute the Application subject to the terms of this letter.

Tenant acknowledges that the Application was prepared by or on behalf of Tenant and represents to Landlord that (i) the information provided therein has been reviewed by Tenant and is true and correct to the best of Tenant's knowledge, and (ii) any additional information provided by Tenant or a third party acting on behalf of Tenant ("Third Party") in furtherance of the Application or work contemplated thereby shall be true and correct. Tenant shall indemnify, defend, and hold Landlord harmless from and against any and all suits, claims, actions, damages, liability, and expenses arising from or in connection with (a) Tenant's execution of the Application, including without limitation, any inaccuracies contained therein and any obligations imposed upon Landlord as the property owner, and (b) the actions, negligence, or willful misconduct of Tenant or any Third Party in connection with the Application or work contemplated thereby. Tenant shall ensure that any and all actions taken by Tenant or any Third Party in connection with the Application or work contemplated thereby are in compliance with the terms of the Lease and applicable laws, regulations, ordinances, zoning, orders, covenants, conditions, restrictions, easements, rights of way, and matters of record encumbering the Premises.


For the avoidance of doubt, in no event shall Landlord be liable under any contract or agreement between Tenant and any Third Party acting pursuant to the Application.

{Signatures on following pages}

Sincerely,

SPIRIT CV GULFPORT MS, LLC,  
a Delaware limited liability company

By: Spirit SPE Manager, LLC,  
a Delaware limited liability company  
its manager

By: 

Name: Ross Edwards  
Title: SVP Asset Management

Approved As To Form  
Legal Department  
B.R.O.M.

ACKNOWLEDGMENT

*A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.*

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

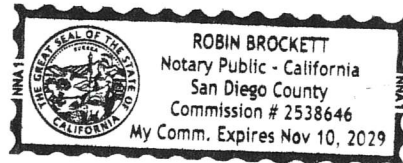
On April 5, 2026 before me, Robin Brockett, Notary Public, personally appeared Ross Edwards, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Signature of Notary Public

(Notary Seal)



OWNERSHIP AND CERTIFICATION

OWNER SIGNATURE:

Spirit CV Gulfport MS, LLC,  
a Delaware limited liability company,

By: Spirit SPE Manager, LLC,  
a Delaware limited liability company, its manager


By: 

Name: Ross Edwards

Title: SVP, Asset Management

Approved As To Form

Legal Department



ACKNOWLEDGED AND AGREED TO:

TENANT:

MURPHY OIL USA, INC.,  
a Delaware corporation


By: 

Name: Derek Brown

Title: Development Project Manager

SWORN to AND SUBSCRIBED  
BEFORE ME on MAY 19, 2026  
IN NEW ORLEANS, LOUISIANA



  
\_\_\_\_\_  
**PAUL A. BELLO**  
NOTARY PUBLIC  
ID NO. 707  
ST. BERNARD PARISH, STATE OF LOUISIANA  
MY COMMISSION IS FOR LIFE



**Covenant Affidavit**

I, Derde Brown, being owner or agent of the property 1422 E. Pass Rd  
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature]  
Signature

5/17/26  
Date

Louisiana ORCADUS  
STATE OF ~~MISSISSIPPI~~ | COUNTY OF ~~HARRISON~~

Given under my hand and seal of office this the 17th day of May, 2026

[Signature]  
Notary Public Paul A. Bello  
#707

Commission Expiration AT MY DEATH



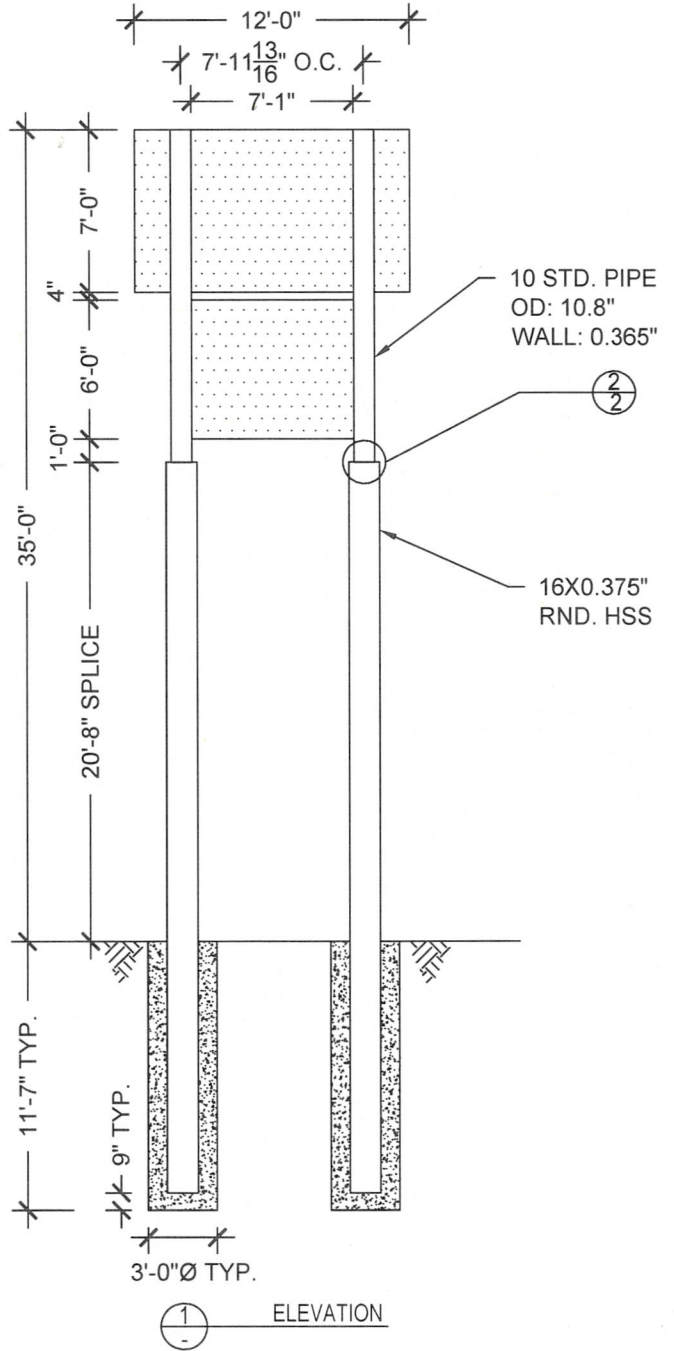
**PAUL A. BELLO**  
NOTARY PUBLIC  
ID NO. 707  
ST. BERNARD PARISH, STATE OF LOUISIANA  
MY COMMISSION IS FOR LIFE



12396 WORLD TRADE DRIVE, SUITE 312  
 SAN DIEGO, CA 92128  
 PROJECTMANAGER@SULLAWAYENG.COM  
 PHONE: 1-858-312-5150 FAX: 1-858-777-3534

PROJECT: MURPHY USA - 1422 E. PASS ROAD, GULFPORT, MS  
 PROJECT #: 56113A  
 CLIENT: NATIONAL SIGNS & SERVICE

DATE: 3/24/2026  
 ENGINEER: SP  
 LAST REVISED:

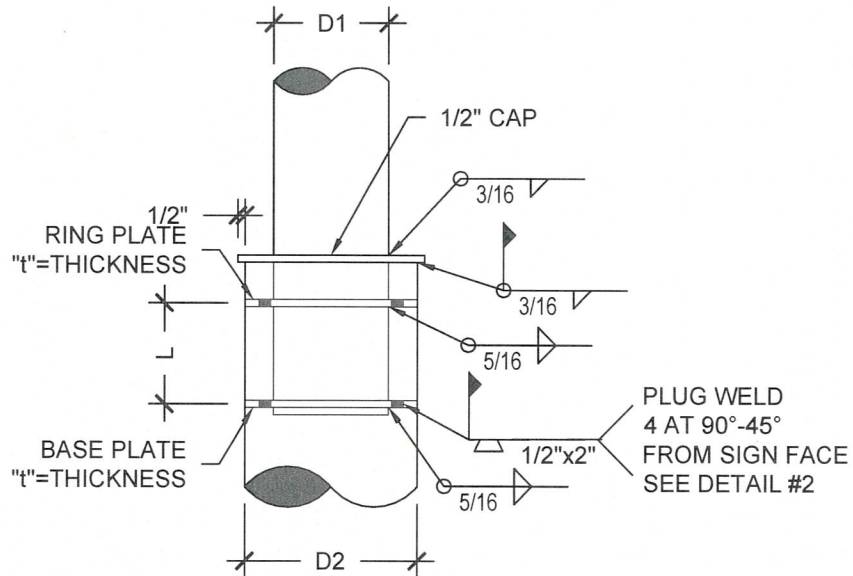


GENERAL NOTES

1. DESIGN CODE: IBC 2018
2. DESIGN LOADS: ASCE 7-16
3. WIND VELOCITY 160 MPH EXPOSURE C
4. CONCRETE 2500 PSI MINIMUM
5. ROUND HSS STEEL ASTM A500 GR. B, Fy = 42 KSI MIN.
6. PIPE STEEL ASTM A53 GR. B, Fy = 35 KSI MIN.
7. PROTECT STEEL EMBEDDED IN CONCRETE USING BITUMINOUS COATING
8. STEEL REINFORCEMENT IN CONCRETE ASTM A615 GR 60
9. LATERAL SOIL BEARING PER IBC CLASS 4 (150 PSF/FT)
10. PROVIDE PROTECTION AGAINST DISSIMILAR METALS
11. ALL EXISTING ELEMENTS AND DIMENSIONS TO BE VERIFIED IN FIELD
12. ALL DIMENSIONS TO BE VERIFIED PRIOR TO FABRICATION

PROJECT: MURPHY USA - 1422 E. PASS ROAD, GULFPORT, MS  
PROJECT #: 56113A  
CLIENT: NATIONAL SIGNS & SERVICE

DATE: 3/24/2026  
ENGINEER: SP  
LAST REVISED:



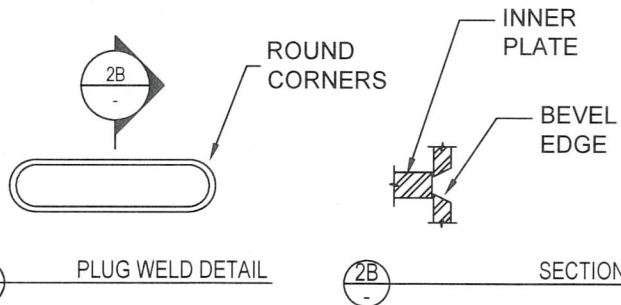
1  
-  
SPLICE DETAIL

NOTES:

1. THIS DETAIL MAY BE USED FOR PIPE AND SQUARE TUBE SECTIONS.
2.  $L = 1.5 \times D1$  OR 12", WHICHEVER IS LARGEST

THICKNESS (t)

FOR D1 THRU 16" DIA., USE  $t = 1/2"$  PL.  
FOR 16" DIA. < D1 < 30" DIA., USE  $t = 3/4"$  PL.  
FOR D1 > 30" DIA., USE  $t = 1"$  PL.



2A  
-  
PLUG WELD DETAIL

2B  
-  
SECTION



PROJECT: MURPHY USA  
 PROJ. NO.: 56113A  
 CLIENT: NATIONAL SIGNS & SERVICES

DATE: 3/24/26  
 ENGINEER: SP

v5.5

units; pounds, feet unless noted otherwise

**Applied Wind Loads; from ASCE 7-16**

$F = q_z * G * C_f * A_f$  with  $q_z = 0.00256 K_z K_{zt} K_d V^2$  (29.3.2 & 29.4)  
 $C_f = 1.715$  (Fig. 29.3-1) 2 pole  $C_f$  factor = 0.95 max. height = 35.0  
 $K_{zt} = 1.0$  (26.8.2) (=1.0 unless unusual landscape)  $s = 7.0$   
 $K_z =$  from table 28.3-1 Exposure = c  
 $K_d = 0.85$  for signs (table 26.6-1)  
 $V = 160$  mph  
 $G = 0.85$  (26.9) weight = 1.95 kips  
 $s/h = 0.200$   $M_{DL} = 0.00$  k-ft  
 $B/s = 1.71$

Pole Loads	structure component	height at section c.g	$K_z$	$q_z$	pressure $q_z * G * C_f$	$A_f$	shear	Wind Moment $M_w$	
	1	7.50	0.850	47.3	69.00	40.0	2760	20701	
	2	17.50	0.876	48.8	71.11	13.3	948	16593	
	3	20.33	0.903	50.3	73.32	1.8	130	2650	
	5	21.17	0.910	50.7	73.84	1.8	133	2813	
	6	23.33	0.927	51.7	75.27	29.6	2229	52007	
	7	26.33	0.951	53.0	77.22	23.7	1829	48170	
	8	27.8333	0.964	53.70	78.26	0.6	47	1307	
	9	29	0.974	54.23	79.04	24.0	1897	55010	
	10	32.5	0.996	55.46	80.82	60.0	4849	157607	
					sums:	194.8	14823	356.86	( $M_w$ ) k-ft arm = 24.1
two pole distribution factor *b*s (asce fig. 29.4-1):					x 0.60		8921	214.77	
					$P_u =$	2.34	kip	$M =$	214.77 k-ft $M = \sqrt{M_{DL}^2 + M_w^2}$
					$M_u = \sqrt{(1.2 M_{DL})^2 + 1.0 M_w^2} =$	214.77	k-ft		

**Pole Design section; pipe**

$M_u \leq \phi M_n$  with  $M_n = f_y Z$   $f_y = 42$  ksi  $\phi = 0.9$

H	$M_u$ (k-ft)	Z req'd. (in)	Size(in)	t (in)	Z	Use:
at grade	214.77	68.18	16	0.375	91.6	16X0.375" RND. HSS, $fMn = 269$ k-ft
splice at 20.67 ft	75.6	23.99	10	0.365	36.9	10 STD. Pipe, $fMn = 96.8$ k-ft

**Footing Design footprint: round**

$\omega = 1.3$  IBC 1605.3.2 IBC Table 1806.2, sections 1806.3.4, 1807.3.2  $S = (1.3x2x)$   
 $P = 6.96$  kip  $S1 = S x d / 3$   $A = 2.34 x P / (S1 x b)$   $S = 400$   
 $S1 = 1539$   $d = 0.5xA (1 + (1+4.36x h/A) ^ .5)$  IBC 1807.3.2.1  
 $A = 3.53$

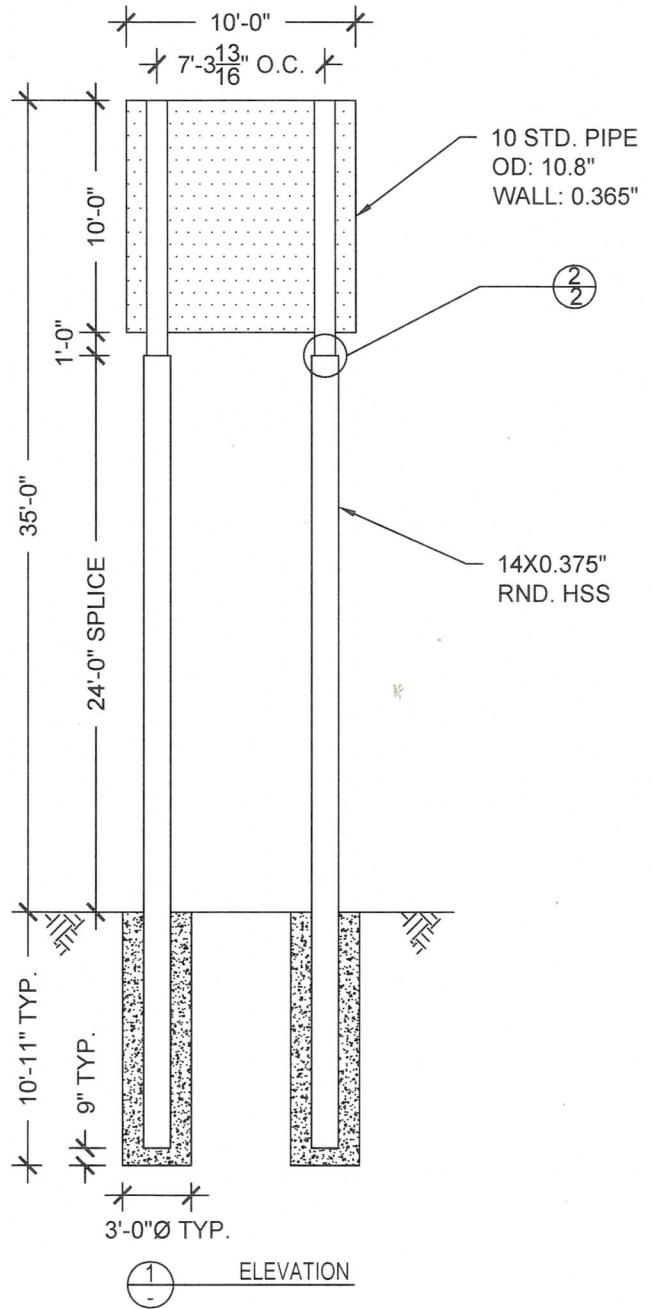
footing: 3' - 0" dia. 11' - 7" deep



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 PROJECTMANAGER@SULLAWAYENG.COM  
 PHONE: 1-858-312-5150 FAX: 1-858-777-3534

PROJECT: MURPHY USA - 1422 E. PASS ROAD, GULFPORT, MS  
 PROJECT #: 56113B  
 CLIENT: NATIONAL SIGNS & SERVICE

DATE: 3/24/2026  
 ENGINEER: SP  
 LAST REVISED:

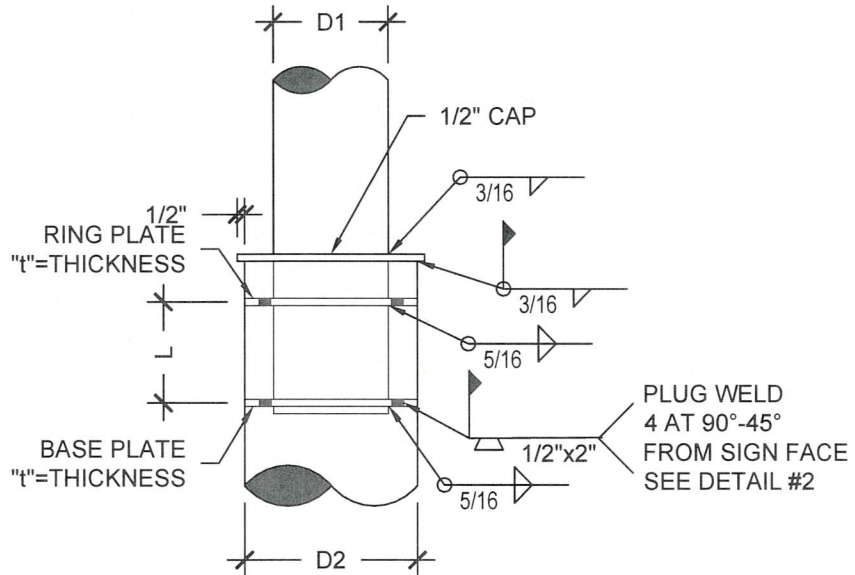


GENERAL NOTES

1. DESIGN CODE: IBC 2018
2. DESIGN LOADS: ASCE 7-16
3. WIND VELOCITY 160 MPH EXPOSURE C
4. CONCRETE 2500 PSI MINIMUM
5. ROUND HSS STEEL ASTM A500 GR. B, Fy = 42 KSI MIN.
6. PIPE STEEL ASTM A53 GR. B, Fy = 35 KSI MIN.
7. PROTECT STEEL EMBEDDED IN CONCRETE USING BITUMINOUS COATING
8. STEEL REINFORCEMENT IN CONCRETE ASTM A615 GR 60
9. LATERAL SOIL BEARING PER IBC CLASS 4 (150 PSF/FT)
10. PROVIDE PROTECTION AGAINST DISSIMILAR METALS
11. ALL EXISTING ELEMENTS AND DIMENSIONS TO BE VERIFIED IN FIELD
12. ALL DIMENSIONS TO BE VERIFIED PRIOR TO FABRICATION

PROJECT: MURPHY USA - 1422 E. PASS ROAD, GULFPORT, MS  
PROJECT #: 56113B  
CLIENT: NATIONAL SIGNS & SERVICE

DATE: 3/24/2026  
ENGINEER: SP  
LAST REVISED:



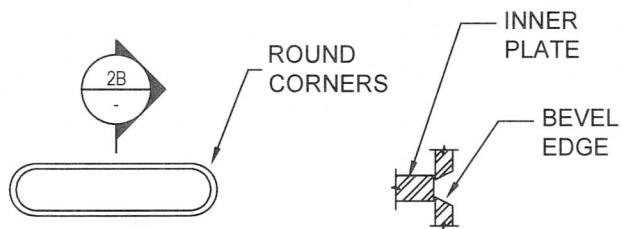
① — SPLICE DETAIL

NOTES:

1. THIS DETAIL MAY BE USED FOR PIPE AND SQUARE TUBE SECTIONS.
2.  $L = 1.5 \times D1$  OR 12" , WHICHEVER IS LARGEST

THICKNESS (t)

FOR D1 THRU 16" DIA., USE  $t = 1/2"$  PL.  
FOR 16" DIA. < D1 < 30" DIA., USE  $t = 3/4"$  PL.  
FOR D1 > 30" DIA., USE  $t = 1"$  PL.



②A — PLUG WELD DETAIL

②B — SECTION



PROJECT: MURPHY USA  
 PROJ. NO.: 56113B  
 CLIENT: NATIONAL SIGNS & SERVICE

DATE: 3/24/26  
 ENGINEER: SP

v5.5

units; pounds, feet unless noted otherwise

**Applied Wind Loads; from ASCE 7-16**

$F = q_z * G * C_f * A_r$  with  $q_z = 0.00256 K_z K_{zt} K_d V^2$  (29.3.2 & 29.4)  
 $C_f = 1.740$  (Fig. 29.3-1) 2 pole Cf factor= 0.97 max. height= 35.0  
 $K_{zt} = 1.0$  (26.8.2) (=1.0 unless unusual landscape) s= 10.0  
 $K_z =$  from table 28.3-1 Exposure= c  
 $K_d = 0.85$  for signs (table 26.6-1)  
 $V = 160$  mph  
 $G = 0.85$  (26.9) weight= 1.58 kips  
 $s/h = 0.286$   $M_{DL} = 0.00$  k-ft  
 $B/s = 1.00$

Pole Loads	structure component	height at section c.g	$K_z$	$q_z$	pressure $q_z * G * C_f$	$A_r$	shear	Wind Moment $M_w$
	1	7.50	0.850	47.3	70.04	35.0	2451	18385
	2	17.50	0.876	48.8	72.18	11.7	842	14736
	3	22.00	0.918	51.1	75.61	9.3	706	15524
	4	24.50	0.937	52.2	77.19	1.8	139	3404
	5	27.50	0.961	53.5	79.17	50.0	3958	108853
	6	32.50	0.996	55.5	82.03	50.0	4102	133304

sums: 157.8 12198 294.21 (M<sub>w</sub>) k-ft arm= 24.1  
 two pole distribution factor \*b\*s (asce fig. 29.4-1): x 0.63 7641 184.29

$P_u = 1.89$  kip  $M = 184.29$  k-ft  $M = \sqrt{M_{DL}^2 + M_w^2}$   
 $M_u = \sqrt{(1.2M_{DL})^2 + 1.0M_w^2} = 184.29$  k-ft

**Pole Design section; pipe**

$M_u \leq \phi M_n$  with  $M_n = f_y Z$   $f_y = 35$  ksi  $\phi = 0.9$

H	$M_u$ (k-ft)	Z req'd. (in)	Size(in)	t (in)	Z	Use:
at grade	184.29	70.20	16	0.375	91.6	14X0.375" RND. HSS, fMn = 205 k-ft
splice at 24 ft	39.0	14.87	8	0.322	20.8	10 STD. Pipe, fMn = 96.8 k-ft


**Footing Design footprint: round**

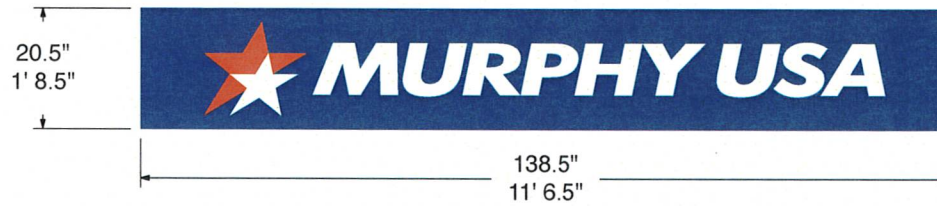
$\omega = 1.3$  IBC 1605.3.2 IBC Table 1806.2, sections 1806.3.4, 1807.3.2  $S = (1.3x2x)$   
 $P = 5.96$  kip  $S1 = S \times d / 3$   $A = 2.34 \times P / (S1 \times b)$   $S = 400$   
 $S1 = 1454$   $d = 0.5 \times A (1 + (1 + 4.36 \times h/A)^{.5})$  IBC 1807.3.2.1  
 $A = 3.20$

footing: 3' - 0" dia. 10' - 11" deep





 316 S. 6th Street St. Joseph, MO 64501 800.821.9013	Client	Install Location	Sales	Date: Sept 2025	Job #:
	Murphy Oil	TBA	John Waller 816-387-4248 johnw@sunshine.us.com	Revisions:	Date:
				New logo	Oct 6, 2025
		Client Approval:	Date:		





Label VO approx. 1' 7" x 11' 5"



LED backlit Lexan  
White  
PMS 485 C Red  
PMS 295 C Blue

Label VO approx.  
18" x 14"



Cabinet Specs	Label Specs	Other	53644 / 48-1PDF-R-TN-SDL-TLG-NRD
Digit Size & Style: 48" LED	LED Backlit Label Panel -	• Optimum digit spacing	This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Sunshine Electronic Display Corporation or its authorized agent. All installation details are suggested only. All signs must be installed in accordance with NATIONAL, STATE, ELECTRICAL AND BUILDING CODES. Sunshine Electronic Display Corporation has no responsibility for wind loads, installations or electrical circuits. These are the sole responsibility of the Buyer/user. * Actual LED size and configuration may vary
Digit Color: Red	Label Font: Helvetica Extended Bold	• Label and cabinet colors for representation only	
Overall Cabinet Size: 7'h x 12'w x TBA	Label Panel Color: 3M 3630-73 Dark Red	• 84 sq ft	
Cabinet Color: PMS 295 C Blue	Label Type Color: White	• Cabinet(s) will have lifting/install eyebolt(s)	
Single or Double Face: Double		• Electrical to be knocked out and ran at installer's preference	
Build type: New cabinet			 UL File Number: E340294 C0N: UXTT   ETL LISTED CONFORMS TO UL STD 48 UL STD 1433 CERTIFIED TO CAN/CSA STD C22.2 NO. 207



316 S. 6th Street  
St. Joseph, MO 64501 800.821.9013

Client	Install Location	Sales	Date: Sept 2025	Job #:
Murphy Oil	TBA	John Waller 816-387-4248 johnw@sunshine.us.com	Revisions:	Date:
Client Approval:		Date:		



#### Cabinet Specs

Digit Size & Style: 32" LED  
Digit Color: Green  
Overall Cabinet Size: 6'h x 7'1"w x 12"d  
Cabinet Color: PMS 295 C Blue  
Single or Double Face: Double  
Build type: New cabinet

#### Label Specs

LED Backlit Label Panel -  
Label Font: Helvetica Extended Bold  
Helvetica Bold  
Label Panel Color: 3M 3630-26 Green  
3M 3630-157 Sultan Blue  
Label Type Color: White

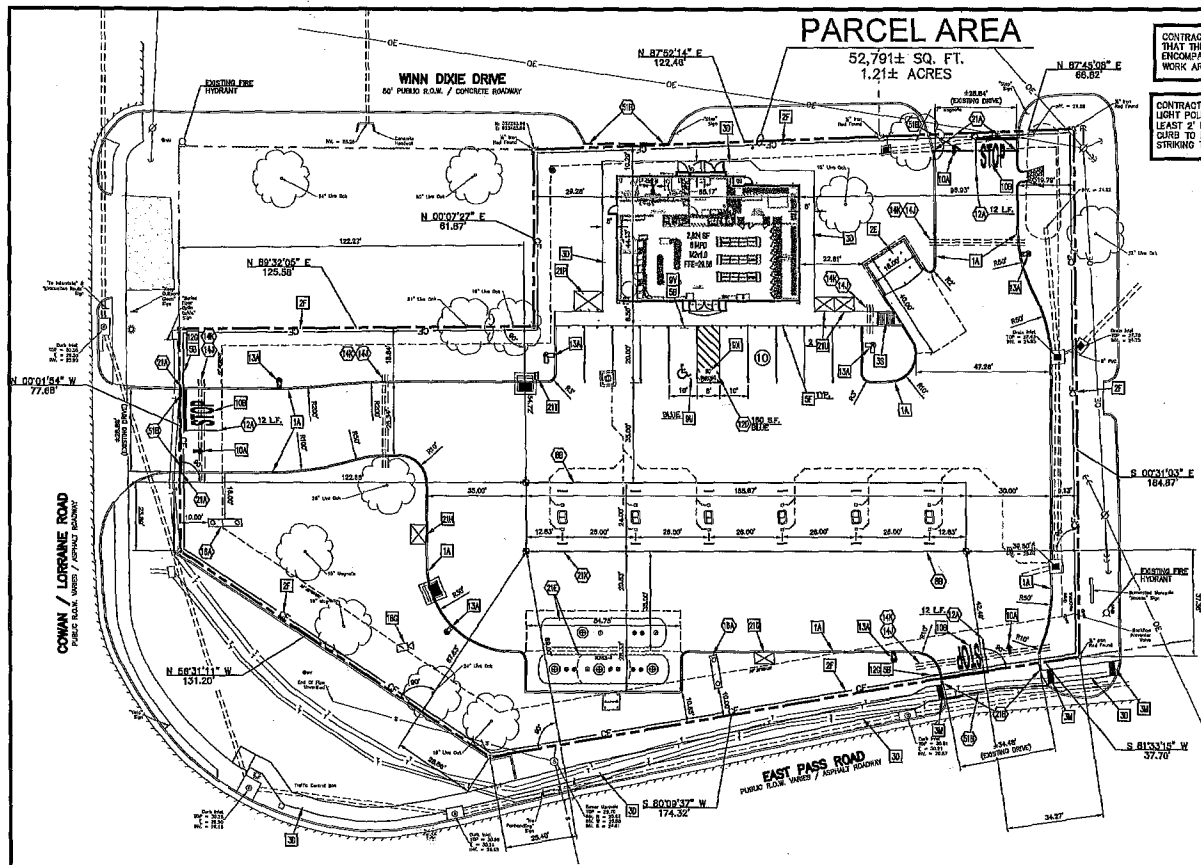
#### Other

- Optimum digit spacing
- Label and cabinet colors for representation only
- 42.5 sq ft
- Cabinet(s) will have lifting/install eyebolt(s)
- Electrical to be knocked out and ran at installer's preference

#### 53646 / 32-1PDF-G-TN-BTW-NLG-BRD

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Sunshine Electronic Display Corporation or its authorized agent. All installation details are suggested only. All signs must be installed in accordance with NATIONAL, STATE, ELECTRICAL AND BUILDING CODES. Sunshine Electronic Display Corporation has no responsibility for wind loads, installations or electrical circuits. These are the sole responsibility of the Buyer/user.  
\* Actual LED size and configuration may vary





**PARCEL AREA**  
 52,791± SQ. FT.  
 1.21± ACRES

CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA. (SEE DETAIL 2F)

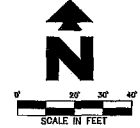
CONTRACTOR TO ENSURE THE LIGHT POLES AND SIGNS ARE AT LEAST 2' FROM THE BACK OF THE CURB TO PREVENT THE VEHICLES STRIKING THE LIGHT POLE OR SIGN.

**ZONING: T5**  
 Heavy Commercial  
 (Urban Center)

**BUILDING SETBACKS:**  
 AS SHOWN ON SITE PLAN

CONTRACTOR SHALL BE RESPONSIBLE FOR AND HIRE A MISSISSIPPI REGISTERED LAND SURVEYOR TO ESTABLISH PROPERTY CORNERS, BUILDING CORNERS, CANTY, ETC. AS REQUIRED FOR CONSTRUCTION LAYOUT.

THESE DRAWINGS DO NOT INCLUDE COMPONENTS FOR CONSTRUCTION SAFETY.  
 THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



**EXISTING**

FOUND PROPERTY CORNER (AS NOTED)	ELEVATION OF TOP OF STRUCTURE	FINISH FLOOR ELEVATION	ELEVATION OF TOP OF CURB
1" DIA. GALV. PIPE	100.00	100.00	100.00
4" DIA. GALV. PIPE	100.00	100.00	100.00
6" DIA. GALV. PIPE	100.00	100.00	100.00
8" DIA. GALV. PIPE	100.00	100.00	100.00
10" DIA. GALV. PIPE	100.00	100.00	100.00
12" DIA. GALV. PIPE	100.00	100.00	100.00
14" DIA. GALV. PIPE	100.00	100.00	100.00
16" DIA. GALV. PIPE	100.00	100.00	100.00
18" DIA. GALV. PIPE	100.00	100.00	100.00
20" DIA. GALV. PIPE	100.00	100.00	100.00
24" DIA. GALV. PIPE	100.00	100.00	100.00
30" DIA. GALV. PIPE	100.00	100.00	100.00
36" DIA. GALV. PIPE	100.00	100.00	100.00
42" DIA. GALV. PIPE	100.00	100.00	100.00
48" DIA. GALV. PIPE	100.00	100.00	100.00
54" DIA. GALV. PIPE	100.00	100.00	100.00
60" DIA. GALV. PIPE	100.00	100.00	100.00
66" DIA. GALV. PIPE	100.00	100.00	100.00
72" DIA. GALV. PIPE	100.00	100.00	100.00
78" DIA. GALV. PIPE	100.00	100.00	100.00
84" DIA. GALV. PIPE	100.00	100.00	100.00
90" DIA. GALV. PIPE	100.00	100.00	100.00
96" DIA. GALV. PIPE	100.00	100.00	100.00
102" DIA. GALV. PIPE	100.00	100.00	100.00
108" DIA. GALV. PIPE	100.00	100.00	100.00
114" DIA. GALV. PIPE	100.00	100.00	100.00
120" DIA. GALV. PIPE	100.00	100.00	100.00
126" DIA. GALV. PIPE	100.00	100.00	100.00
132" DIA. GALV. PIPE	100.00	100.00	100.00
138" DIA. GALV. PIPE	100.00	100.00	100.00
144" DIA. GALV. PIPE	100.00	100.00	100.00
150" DIA. GALV. PIPE	100.00	100.00	100.00
156" DIA. GALV. PIPE	100.00	100.00	100.00
162" DIA. GALV. PIPE	100.00	100.00	100.00
168" DIA. GALV. PIPE	100.00	100.00	100.00
174" DIA. GALV. PIPE	100.00	100.00	100.00
180" DIA. GALV. PIPE	100.00	100.00	100.00
186" DIA. GALV. PIPE	100.00	100.00	100.00
192" DIA. GALV. PIPE	100.00	100.00	100.00
198" DIA. GALV. PIPE	100.00	100.00	100.00
204" DIA. GALV. PIPE	100.00	100.00	100.00
210" DIA. GALV. PIPE	100.00	100.00	100.00
216" DIA. GALV. PIPE	100.00	100.00	100.00
222" DIA. GALV. PIPE	100.00	100.00	100.00
228" DIA. GALV. PIPE	100.00	100.00	100.00
234" DIA. GALV. PIPE	100.00	100.00	100.00
240" DIA. GALV. PIPE	100.00	100.00	100.00
246" DIA. GALV. PIPE	100.00	100.00	100.00
252" DIA. GALV. PIPE	100.00	100.00	100.00
258" DIA. GALV. PIPE	100.00	100.00	100.00
264" DIA. GALV. PIPE	100.00	100.00	100.00
270" DIA. GALV. PIPE	100.00	100.00	100.00
276" DIA. GALV. PIPE	100.00	100.00	100.00
282" DIA. GALV. PIPE	100.00	100.00	100.00
288" DIA. GALV. PIPE	100.00	100.00	100.00
294" DIA. GALV. PIPE	100.00	100.00	100.00
300" DIA. GALV. PIPE	100.00	100.00	100.00
306" DIA. GALV. PIPE	100.00	100.00	100.00
312" DIA. GALV. PIPE	100.00	100.00	100.00
318" DIA. GALV. PIPE	100.00	100.00	100.00
324" DIA. GALV. PIPE	100.00	100.00	100.00
330" DIA. GALV. PIPE	100.00	100.00	100.00
336" DIA. GALV. PIPE	100.00	100.00	100.00
342" DIA. GALV. PIPE	100.00	100.00	100.00
348" DIA. GALV. PIPE	100.00	100.00	100.00
354" DIA. GALV. PIPE	100.00	100.00	100.00
360" DIA. GALV. PIPE	100.00	100.00	100.00
366" DIA. GALV. PIPE	100.00	100.00	100.00
372" DIA. GALV. PIPE	100.00	100.00	100.00
378" DIA. GALV. PIPE	100.00	100.00	100.00
384" DIA. GALV. PIPE	100.00	100.00	100.00
390" DIA. GALV. PIPE	100.00	100.00	100.00
396" DIA. GALV. PIPE	100.00	100.00	100.00
402" DIA. GALV. PIPE	100.00	100.00	100.00
408" DIA. GALV. PIPE	100.00	100.00	100.00
414" DIA. GALV. PIPE	100.00	100.00	100.00
420" DIA. GALV. PIPE	100.00	100.00	100.00
426" DIA. GALV. PIPE	100.00	100.00	100.00
432" DIA. GALV. PIPE	100.00	100.00	100.00
438" DIA. GALV. PIPE	100.00	100.00	100.00
444" DIA. GALV. PIPE	100.00	100.00	100.00
450" DIA. GALV. PIPE	100.00	100.00	100.00
456" DIA. GALV. PIPE	100.00	100.00	100.00
462" DIA. GALV. PIPE	100.00	100.00	100.00
468" DIA. GALV. PIPE	100.00	100.00	100.00
474" DIA. GALV. PIPE	100.00	100.00	100.00
480" DIA. GALV. PIPE	100.00	100.00	100.00
486" DIA. GALV. PIPE	100.00	100.00	100.00
492" DIA. GALV. PIPE	100.00	100.00	100.00
498" DIA. GALV. PIPE	100.00	100.00	100.00
504" DIA. GALV. PIPE	100.00	100.00	100.00
510" DIA. GALV. PIPE	100.00	100.00	100.00
516" DIA. GALV. PIPE	100.00	100.00	100.00
522" DIA. GALV. PIPE	100.00	100.00	100.00
528" DIA. GALV. PIPE	100.00	100.00	100.00
534" DIA. GALV. PIPE	100.00	100.00	100.00
540" DIA. GALV. PIPE	100.00	100.00	100.00
546" DIA. GALV. PIPE	100.00	100.00	100.00
552" DIA. GALV. PIPE	100.00	100.00	100.00
558" DIA. GALV. PIPE	100.00	100.00	100.00
564" DIA. GALV. PIPE	100.00	100.00	100.00
570" DIA. GALV. PIPE	100.00	100.00	100.00
576" DIA. GALV. PIPE	100.00	100.00	100.00
582" DIA. GALV. PIPE	100.00	100.00	100.00
588" DIA. GALV. PIPE	100.00	100.00	100.00
594" DIA. GALV. PIPE	100.00	100.00	100.00
600" DIA. GALV. PIPE	100.00	100.00	100.00
606" DIA. GALV. PIPE	100.00	100.00	100.00
612" DIA. GALV. PIPE	100.00	100.00	100.00
618" DIA. GALV. PIPE	100.00	100.00	100.00
624" DIA. GALV. PIPE	100.00	100.00	100.00
630" DIA. GALV. PIPE	100.00	100.00	100.00
636" DIA. GALV. PIPE	100.00	100.00	100.00
642" DIA. GALV. PIPE	100.00	100.00	100.00
648" DIA. GALV. PIPE	100.00	100.00	100.00
654" DIA. GALV. PIPE	100.00	100.00	100.00
660" DIA. GALV. PIPE	100.00	100.00	100.00
666" DIA. GALV. PIPE	100.00	100.00	100.00
672" DIA. GALV. PIPE	100.00	100.00	100.00
678" DIA. GALV. PIPE	100.00	100.00	100.00
684" DIA. GALV. PIPE	100.00	100.00	100.00
690" DIA. GALV. PIPE	100.00	100.00	100.00
696" DIA. GALV. PIPE	100.00	100.00	100.00
702" DIA. GALV. PIPE	100.00	100.00	100.00
708" DIA. GALV. PIPE	100.00	100.00	100.00
714" DIA. GALV. PIPE	100.00	100.00	100.00
720" DIA. GALV. PIPE	100.00	100.00	100.00
726" DIA. GALV. PIPE	100.00	100.00	100.00
732" DIA. GALV. PIPE	100.00	100.00	100.00
738" DIA. GALV. PIPE	100.00	100.00	100.00
744" DIA. GALV. PIPE	100.00	100.00	100.00
750" DIA. GALV. PIPE	100.00	100.00	100.00
756" DIA. GALV. PIPE	100.00	100.00	100.00
762" DIA. GALV. PIPE	100.00	100.00	100.00
768" DIA. GALV. PIPE	100.00	100.00	100.00
774" DIA. GALV. PIPE	100.00	100.00	100.00
780" DIA. GALV. PIPE	100.00	100.00	100.00
786" DIA. GALV. PIPE	100.00	100.00	100.00
792" DIA. GALV. PIPE	100.00	100.00	100.00
798" DIA. GALV. PIPE	100.00	100.00	100.00
804" DIA. GALV. PIPE	100.00	100.00	100.00
810" DIA. GALV. PIPE	100.00	100.00	100.00
816" DIA. GALV. PIPE	100.00	100.00	100.00
822" DIA. GALV. PIPE	100.00	100.00	100.00
828" DIA. GALV. PIPE	100.00	100.00	100.00
834" DIA. GALV. PIPE	100.00	100.00	100.00
840" DIA. GALV. PIPE	100.00	100.00	100.00
846" DIA. GALV. PIPE	100.00	100.00	100.00
852" DIA. GALV. PIPE	100.00	100.00	100.00
858" DIA. GALV. PIPE	100.00	100.00	100.00
864" DIA. GALV. PIPE	100.00	100.00	100.00
870" DIA. GALV. PIPE	100.00	100.00	100.00
876" DIA. GALV. PIPE	100.00	100.00	100.00
882" DIA. GALV. PIPE	100.00	100.00	100.00
888" DIA. GALV. PIPE	100.00	100.00	100.00
894" DIA. GALV. PIPE	100.00	100.00	100.00
900" DIA. GALV. PIPE	100.00	100.00	100.00
906" DIA. GALV. PIPE	100.00	100.00	100.00
912" DIA. GALV. PIPE	100.00	100.00	100.00
918" DIA. GALV. PIPE	100.00	100.00	100.00
924" DIA. GALV. PIPE	100.00	100.00	100.00
930" DIA. GALV. PIPE	100.00	100.00	100.00
936" DIA. GALV. PIPE	100.00	100.00	100.00
942" DIA. GALV. PIPE	100.00	100.00	100.00
948" DIA. GALV. PIPE	100.00	100.00	100.00
954" DIA. GALV. PIPE	100.00	100.00	100.00
960" DIA. GALV. PIPE	100.00	100.00	100.00
966" DIA. GALV. PIPE	100.00	100.00	100.00
972" DIA. GALV. PIPE	100.00	100.00	100.00
978" DIA. GALV. PIPE	100.00	100.00	100.00
984" DIA. GALV. PIPE	100.00	100.00	100.00
990" DIA. GALV. PIPE	100.00	100.00	100.00
996" DIA. GALV. PIPE	100.00	100.00	100.00
1002" DIA. GALV. PIPE	100.00	100.00	100.00
1008" DIA. GALV. PIPE	100.00	100.00	100.00
1014" DIA. GALV. PIPE	100.00	100.00	100.00
1020" DIA. GALV. PIPE	100.00	100.00	100.00
1026" DIA. GALV. PIPE	100.00	100.00	100.00
1032" DIA. GALV. PIPE	100.00	100.00	100.00
1038" DIA. GALV. PIPE	100.00	100.00	100.00
1044" DIA. GALV. PIPE	100.00	100.00	100.00
1050" DIA. GALV. PIPE	100.00	100.00	100.00
1056" DIA. GALV. PIPE	100.00	100.00	100.00
1062" DIA. GALV. PIPE	100.00	100.00	100.00
1068" DIA. GALV. PIPE	100.00	100.00	100.00
1074" DIA. GALV. PIPE	100.00	100.00	100.00
1080" DIA. GALV. PIPE	100.00	100.00	100.00
1086" DIA. GALV. PIPE	100.00	100.00	100.00
1092" DIA. GALV. PIPE	100.00	100.00	100.00
1098" DIA. GALV. PIPE	100.00	100.00	100.00
1104" DIA. GALV. PIPE	100.00	100.00	100.00
1110" DIA. GALV. PIPE	100.00	100.00	100.00
1116" DIA. GALV. PIPE	100.00	100.00	100.00
1122" DIA. GALV. PIPE			

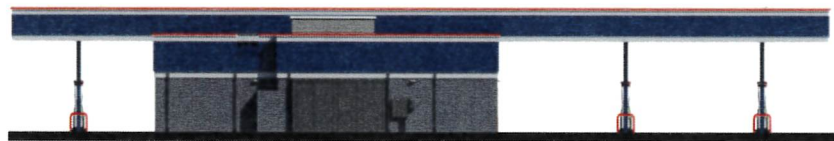


1 ELEVATION - FRONT (FACING SOUTH)

- PREPAINED METAL ACCENT BAND ACM TO MATCH MUSA GRAY (ARCONIC REYNOLDS CADET GRAY)
- T.O. FASCIA 1'6"
- B.O. ACCENT BAND 1'6"
- T.O. ACCENT BAND 1'6"
- B.O. ACCENT BAND 1'6"
- ACM CANOPY FASCIA TO MATCH MUSA DARK BLUE (ARCONIC REYNOLDS MONDRIE BLUE)
- PREPAINED METAL ACCENT BAND ACM TO MATCH MUSA GRAY (ARCONIC REYNOLDS CADET GRAY)
- FIN FLR ELEVATION 0'-0"
- CANOPY COLUMNS PAINTED TO MATCH MUSA DARK BLUE (ARCONIC REYNOLDS MONDRIE BLUE)



2 ELEVATION - RIGHT (FACING EAST)

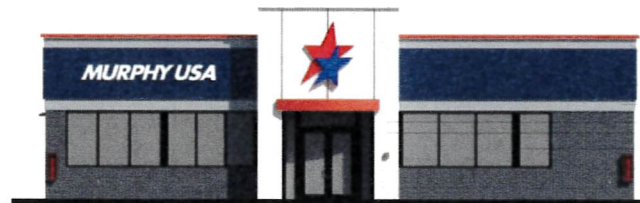


3 ELEVATION - REAR (FACING NORTH)

- LIGHT FIXTURE LS ARCHER PAINT TO MATCH MURPHY USA RED (ARCONIC REYNOLDS PROGRAM RED)
- T.O. FASCIA 1'6"
- T.O. TOWER 1'6"
- T.O. BUILDING 1'6"
- B.O. ACCENT BAND 1'6"
- LIGHT FIXTURE LS ARCHER PAINT TO MATCH MURPHY USA RED (ARCONIC REYNOLDS PROGRAM RED)
- ACM TO MATCH MUSA GRAY (ARCONIC REYNOLDS CADET GRAY)
- ACM FASCIA TO MATCH MUSA DARK BLUE (ARCONIC REYNOLDS MONDRIE BLUE)
- ACM TO MATCH MUSA GRAY (ARCONIC REYNOLDS CADET GRAY)
- THIN BRICK VENEER TAYLOR CLAY BLACK ONYX WIRE CUT IN HOLDM ULTRA DARK GROUT
- FIN FLR ELEVATION 0'-0"
- METAL DOORS AND FRAMES TO BE PAINTED TRICOM BLACK 30A R255

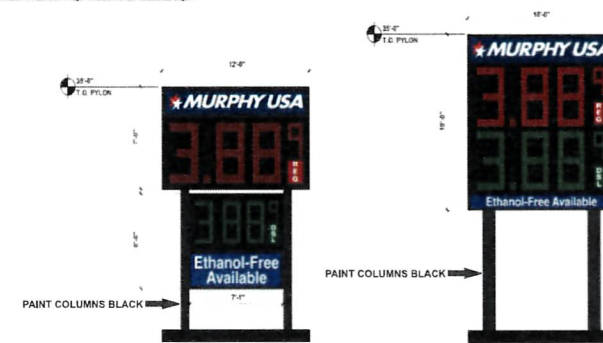


4 ELEVATION - LEFT (FACING WEST)



5 ELEVATION - FRONT BUILDING ONLY (FACING SOUTH)

- T.O. TOWER 1'6"
- LIGHT FIXTURE LS ARCHER PAINT TO MATCH ARCONIC REYNOLDS PURE WHITE
- T.O. BUILDING 1'6"
- LIGHT FIXTURE LS ARCHER PAINT TO MATCH MURPHY USA RED (ARCONIC REYNOLDS PROGRAM RED)
- ACM TO MATCH MUSA GRAY (ARCONIC REYNOLDS CADET GRAY)
- ACM FASCIA TO MATCH MUSA DARK BLUE (ARCONIC REYNOLDS MONDRIE BLUE)
- ACM TO MATCH MUSA GRAY (ARCONIC REYNOLDS CADET GRAY)
- ACM TO MATCH MURPHY USA RED (ARCONIC REYNOLDS PROGRAM RED)
- ACM ARCONIC REYNOLDS PURE WHITE
- STOREFRONT BLACK ANODIZED
- THIN BRICK VENEER TAYLOR CLAY BLACK ONYX WIRE CUT IN HOLDM ULTRA DARK GROUT
- FIN FLR ELEVATION 0'-0"



7 PYLON SIGN 1 (EAST PASS RD.)

9 PYLON SIGN 2 (COWARD RD.)



**SIGNAGE COLOR CHART**

BUILDING - CHANNEL LETTER SIGNS FURNISHED AND INSTALLED BY THE SIGN VENDOR		
MURPHY USA	RED	ORACAL 8500 - 031 RED
STAR LOGO	RETURNING WHITE	TRINKCAP WHITE JEWELLETTE
CANOPY - CHANNEL LETTER SIGNS FURNISHED AND INSTALLED BY THE SIGN VENDOR		
MURPHY USA	RED	ORACAL 8500 - 031 RED
STAR LOGO	RETURNING WHITE	TRINKCAP WHITE JEWELLETTE
PYLON - PRICE SIGNS FURNISHED AND INSTALLED BY THE SIGN VENDOR		
MURPHY USA	RED	3M 3633 161
STAR LOGO	SILVER	3M 3636 011
UNLEADED	WHITE	3M 3632 20
DIESEL	GREEN	3M 3632 26
	WHITE	3M 3632 20
	BLACK	3M 3632 26
	GREEN/WHITE	3M 3632 26
ETHANOL FREE	BLUE	3M 3633 161
	WHITE	3M 3632 20
	BLACK	3M 3632 26

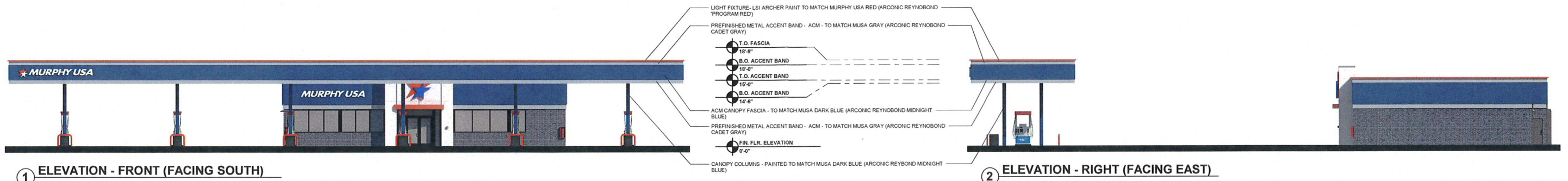


6 TRASH ENCLOSURE

BUILDING & CANOPY SIGNS	QTY	HEIGHT	WIDTH	AREA S.F.	TOTAL S.F.
MURPHY USA BLDG LOGO SIGN	1	20' 11"	20' 11"	405.81	405.81
MURPHY USA CHANNEL STAR SIGN	1	30' 00"	30' 00"	900.00	900.00
MURPHY USA CANOPY LOGO SIGN	1	35' 00"	35' 00"	1225.00	1225.00
<b>BUILDING &amp; CANOPY SIGNS TOTAL SIGNAGE 1630.81 S.F.</b>					
PYLON SIGN 1	QTY	HEIGHT	WIDTH	AREA S.F.	TOTAL S.F.
UNLEADED Pylon	1	84' 00"	144' 00"	12096.00	12096.00
DIESEL Pylon	1	84' 00"	85' 00"	7140.00	7140.00
<b>PYLON 1 SIGNAGE 19236.00 S.F.</b>					
PYLON SIGN 2	QTY	HEIGHT	WIDTH	AREA S.F.	TOTAL S.F.
UNLEADED Pylon	1	120' 00"	120' 00"	14400.00	14400.00
<b>PYLON 2 SIGNAGE 14400.00 S.F.</b>					
<b>PYLON SIGNS TOTAL SIGNAGE 33636.00 S.F.</b>					<b>33636.00 S.F.</b>
<b>TOTAL SIGN AREA</b>					<b>33636.00 S.F.</b>

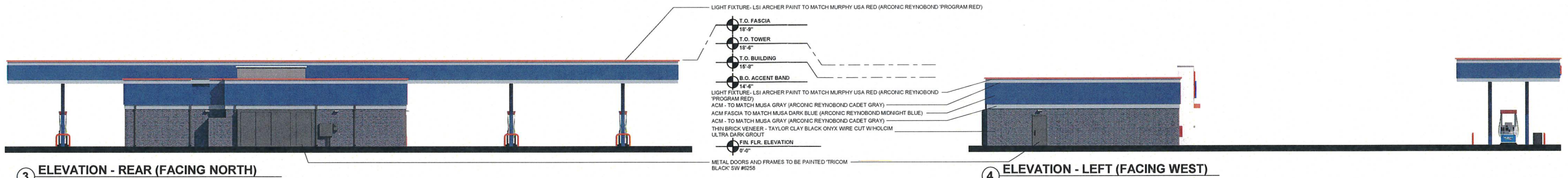


GULFPORT, MS (1422 E. PASS ROAD) R01  
MURPHY #0000  
OCTOBER 24, 2025



1 ELEVATION - FRONT (FACING SOUTH)

2 ELEVATION - RIGHT (FACING EAST)

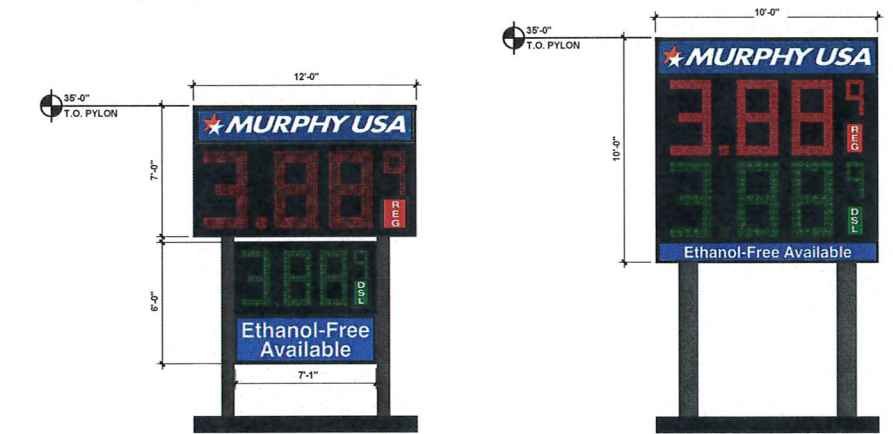


3 ELEVATION - REAR (FACING NORTH)

4 ELEVATION - LEFT (FACING WEST)



5 ELEVATION - FRONT BUILDING ONLY (FACING SOUTH)



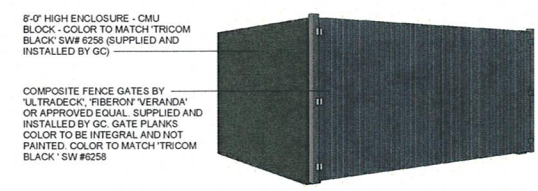
7 PYLON SIGN 1 (EAST PASS RD.)

9 PYLON SIGN 2 (COWARD RD.)



**SIGNAGE COLOR CHART**

BUILDING - CHANNEL LETTER SIGNS FURNISHED AND INSTALLED BY THE SIGN VENDOR			
MURPHY USA	BLUE	ORACAL 8500 - 005	MIDDLE BLUE
STAR LOGO	RED	ORACAL 8500 - 031	RED
	RETURNS	WHITE	
	TRIMCAP	WHITE JEWELLEITE	
CANOPY - CHANNEL LETTER SIGNS FURNISHED AND INSTALLED BY THE SIGN VENDOR			
MURPHY USA	BLUE	ORACAL 8500 - 005	MIDDLE BLUE
STAR LOGO	RED	ORACAL 8500 - 031	RED
	RETURNS	WHITE	
	TRIMCAP	WHITE JEWELLEITE	
PYLON - PRICE SIGNS FURNISHED AND INSTALLED BY THE SIGN VENDOR			
MURPHY USA	BLUE	3M 3632-157	
STAR LOGO	RED	3M 3632-43	
	SILVER	3M 3630-121	
	CABINET	BLACK	
UNLEADED	RED	3M 3632-73	
	WHITE	3M 3632-20	
	DIGIT	RED/WHITE	
DIESEL	GREEN	3M 3632-26	
	WHITE	3M 3632-20	
	DIGIT	GREEN/WHITE	
	CABINET	BLACK	
ETHANOL FREE	BLUE	3M 3632-157	
	WHITE	3M 3632-20	
	DIGIT	BLUE/WHITE	
	CABINET	BLACK	

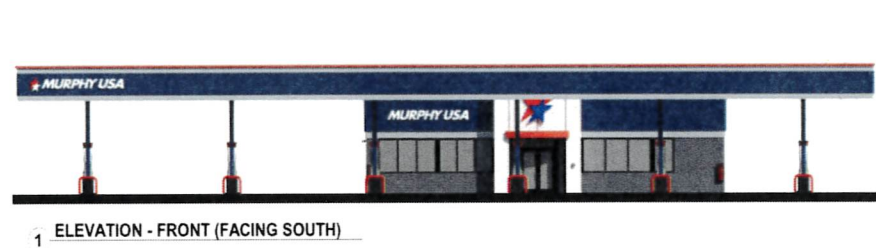


6 TRASH ENCLOSURE

BUILDING & CANOPY SIGNS:	QTY.	HEIGHT	WIDTH	AREA S.F.	TOTAL S.F.
MURPHY USA BLDG. LOGO SIGN	1		29.13	29.13	
MURPHY USA CHANNEL 'STAR' SIGN	1		39.85	39.85	
MURPHY USA CANOPY LOGO SIGN	1		35.59	35.59	
<b>BUILDING &amp; CANOPY SIGNS TOTAL SIGNAGE:</b>					<b>104.57 S.F.</b>
PYLON SIGN 1:					
UNLEADED W/LOGO	1	84.00'	144.00'	84.00	84.00
DIESEL/EA	1	84.00'	85.00'	49.56	49.56
<b>PYLON 1 SIGNAGE:</b>					<b>133.56 S.F.</b>
PYLON SIGN 2:					
UNL/DSEL/EA	1	120.00'	120.00'	100.00	100.00
<b>PYLON 2 SIGNAGE:</b>					<b>100.00 S.F.</b>
<b>PYLON SIGNS TOTAL SIGNAGE:</b>					<b>233.56 S.F.</b>
<b>TOTAL SIGN AREA:</b>					<b>338.13 S.F.</b>



GULFPORT, MS (1422 E. PASS ROAD) R01  
MURPHY #0000  
OCTOBER 24, 2025

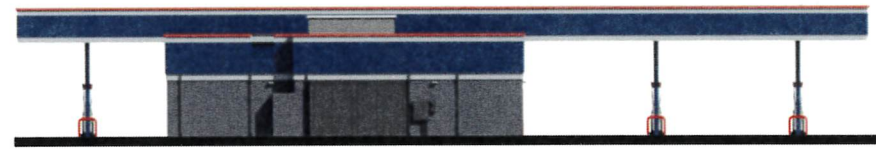


1 ELEVATION - FRONT (FACING SOUTH)

- PREFINISHED METAL ACCENT BAND: ACM - TO MATCH MUSA GRAY (ARCONIC REYNOLDS CADET GRAY)
- T.O. FASZIA: 18'-0"
- B.O. ACCENT BAND: 18'-0"
- T.O. ACCENT BAND: 18'-0"
- B.O. ACCENT BAND: 18'-0"
- T.O. ACCENT BAND: 18'-0"
- ACM (ARCHER FASZIA - TO MATCH MUSA DARK BLUE (ARCONIC REYNOLDS MONSIEUR BLUE)
- PREFINISHED METAL ACCENT BAND: ACM - TO MATCH MUSA GRAY (ARCONIC REYNOLDS CADET GRAY)
- FIN. FLR. ELEVATION: 7'-0"
- CANOPY COLUMN: PAINTED TO MATCH MUSA DARK BLUE (ARCONIC REYNOLDS MONSIEUR BLUE)



2 ELEVATION - RIGHT (FACING EAST)



3 ELEVATION - REAR (FACING NORTH)

- LIGHT FIXTURE: LS1 ARCHER PAINT TO MATCH MURPHY USA RED (ARCONIC REYNOLDS PROGRAM RED)
- T.O. FASZIA: 18'-0"
- T.O. TOWER: 18'-0"
- T.O. BUILDING: 18'-0"
- B.O. ACCENT BAND: 18'-0"
- LIGHT FIXTURE: LS1 ARCHER PAINT TO MATCH MURPHY USA RED (ARCONIC REYNOLDS PROGRAM RED)
- ACM - TO MATCH MUSA GRAY (ARCONIC REYNOLDS CADET GRAY)
- ACM FASZIA TO MATCH MUSA DARK BLUE (ARCONIC REYNOLDS MONSIEUR BLUE)
- ACM - TO MATCH MUSA GRAY (ARCONIC REYNOLDS CADET GRAY)
- TWIN BRICK VENEER: TAYLOR CLAY BLACK DRINK WIRE CUT WHOLEDM ULTRA DARK GREY
- FIN. FLR. ELEVATION: 7'-0"
- METAL LOGGERS AND FRAMES TO BE PAINTED: TRICOM BLACK 50% W05F



4 ELEVATION - LEFT (FACING WEST)



5 ELEVATION - FRONT BUILDING ONLY (FACING SOUTH)

- T.O. TOWER: 18'-0"
- LIGHT FIXTURE: LS1 ARCHER PAINT TO MATCH ARCONIC REYNOLDS PURE WHITE
- T.O. BUILDING: 18'-0"
- LIGHT FIXTURE: LS1 ARCHER PAINT TO MATCH MURPHY USA RED (ARCONIC REYNOLDS PROGRAM RED)
- ACM - TO MATCH MUSA GRAY (ARCONIC REYNOLDS CADET GRAY)
- ACM FASZIA TO MATCH MUSA DARK BLUE (ARCONIC REYNOLDS MONSIEUR BLUE)
- ACM - TO MATCH MUSA GRAY (ARCONIC REYNOLDS CADET GRAY)
- ACM - TO MATCH MURPHY USA RED (ARCONIC REYNOLDS PROGRAM RED)
- ACM - ARCONIC REYNOLDS PURE WHITE
- STOREFRONT: BLACK ANODIZED
- TWIN BRICK VENEER: TAYLOR CLAY BLACK DRINK WIRE CUT WHOLEDM ULTRA DARK GREY
- FIN. FLR. ELEVATION: 7'-0"



7 PYLON SIGN 1 (EAST PASS RD.)



9 PYLON SIGN 2 (COWARD RD.)



**SIGNAGE COLOR CHART**

BUILDING - CHANNEL LETTER SIGNS FURNISHED AND INSTALLED BY THE SIGN VENDOR		
MURPHY USA	RED	ORACAL 8501-011 RED
STAR LOGO	RETURNS	WHITE
	TRIMCAP	WHITE JEWELITE
CANOPY - CHANNEL LETTER SIGNS FURNISHED AND INSTALLED BY THE SIGN VENDOR		
MURPHY USA	RED	ORACAL 8501-011 RED
STAR LOGO	RETURNS	WHITE
	TRIMCAP	WHITE JEWELITE
PYLON - PRICE SIGNS FURNISHED AND INSTALLED BY THE SIGN VENDOR		
MURPHY USA	BLUE	3M 3632-107
	RED	3M 3632-43
STAR LOGO	SILVER	3M 3636-121
	CABINET	BLACK
UNLEADED	RED	3M 3632-73
	WHITE	3M 3632-02
	DIGIT	RED/WHITE
	CABINET	BLACK
DIESEL	GREEN	3M 3632-26
	WHITE	3M 3632-02
	DIGIT	GREEN/WHITE
	CABINET	BLACK
ETHANOL FREE	BLUE	3M 3632-107
	WHITE	3M 3632-02
	DIGIT	BLUE/WHITE
	CABINET	BLACK

6' 0" HIGH ENCLOSURE - CAG BLACK. COLORED TO MATCH TRICOM BLACK. 50% W05F SUPPLIED AND INSTALLED BY GC.



**TRASH ENCLOSURE**

BUILDING & CANOPY SIGNS	QTY	HEIGHT	WIDTH	AREA S.F.	TOTAL S.F.
MURPHY USA BLUE LOGO SIGN	1		29.13	29.13	29.13
MURPHY USA CHANNEL STAR SIGN	1		38.00	38.00	38.00
MURPHY USA CANOPY LOGO SIGN	1		35.50	35.50	35.50
<b>BUILDING &amp; CANOPY SIGNS TOTAL SIGNAGE</b>					<b>102.63 S.F.</b>
PYLON SIGN 1	QTY	HEIGHT	WIDTH	AREA S.F.	TOTAL S.F.
UNLEADED W/LOGO	1	84.00"	144.00"	84.00'	84.00'
DIESEL/EFV	1	84.00"	85.00"	49.56'	49.56'
<b>PYLON SIGNAGE</b>					<b>133.56 S.F.</b>
PYLON SIGN 2	QTY	HEIGHT	WIDTH	AREA S.F.	TOTAL S.F.
UNLEADED/EFV	1	100.00"	120.00"	100.00'	100.00'
<b>PYLON SIGNAGE</b>					<b>100.00 S.F.</b>
<b>PYLON SIGNS TOTAL SIGNAGE</b>					<b>233.56 S.F.</b>
<b>TOTAL SIGN AREA</b>					<b>336.19 S.F.</b>



GULFPORT, MS (1422 E. PASS ROAD) R01  
MURPHY #0000  
OCTOBER 24, 2025



# Michael Watson

## SECRETARY OF STATE

This is not an official certificate of good standing.

### Name History

---

Name	Name Type
Spirit CV Gulfport MS, LLC	Legal
Cole CV Gulfport MS, LLC	Previous Legal

### Business Information

---

<b>Business Type:</b>	Limited Liability Company
<b>Business ID:</b>	887836
<b>Status:</b>	Good Standing
<b>Effective Date:</b>	03/03/2006
<b>State of Incorporation:</b>	DE
<b>Principal Office Address:</b>	

### Registered Agent

---

**Name**  
CORPORATION SERVICE COMPANY  
109 Executive Drive, Suite 3  
Madison, MS 39110

### Officers & Directors

---

Name	Title
Spirit Realty, L.P. 11995 El Camino Real San Diego, CA 92130	Member
Spirit SPE Manager, LLC 11995 El Camino Real San Diego, CA 92130	Manager

Home

Search

Forms

Help

### Search Tips

Search by **entity name** or **entity number** (remove "C" from number).

Performs a "keyword" search.

Results limited to the **500 closest matches**.

Advanced Search

Use for **Publicly Traded Disclosure** Search.

**Refine search** by specific entity type or grouping (e.g., Nonprofit Mutual Benefit Corporation or All Corporations), entity status, and/or Initial Filing Date range.

**Begins with** filter for refined queries.


View **more than the 500 default** results.

### Important Notes

**Disclaimer:** All information provided "as is." The data provided is not a complete or certified record. The California Secretary of State's office is not responsible for any loss, consequence, or damage resulting directly or indirectly from reliance on the accuracy, reliability, or timeliness of the information provided.

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Spirit SPE Mana 

Advanced 

SPIRIT SPE MANAGER, LLC (202460913372)

Status	Active
Standing - SOS	Good
Standing - FTB	Good
Standing - Agent	Good
Standing - VCFCF	Good
Formed In	DELAWARE
Entity Type	Limited Liability Company - Out of State
Principal Address	11995 EL CAMINO REAL SAN DIEGO, CA 92130
Mailing Address	11995 EL CAMINO REAL SAN DIEGO, CA 92130
Statement of Info Due Date	01/31/2028
Agent	1505 Corporation CORPORATION SERVICE COMPANY WHICH WILL DO BUSINESS IN CALIFORNIA AS CSC - LAWYERS INCORPORATING SERVICE
CA Registered Corporate (1505) Agent Authorized Employee(s)	KOY SAECHAO 2710 GATEWAY OAKS DRIVE, SACRAMENTO, CA
	REBECCA VANG 2710 GATEWAY OAKS DRIVE, SACRAMENTO, CA
	ALEX JENKINS 2710 GATEWAY OAKS DRIVE, SACRAMENTO, CA
	WENDY HARRIS 2710 GATEWAY OAKS DRIVE, SACRAMENTO, CA
	SKYLAR LEIH 2710 GATEWAY OAKS DRIVE, SACRAMENTO, CA
	MELISSA DEKOVEN 2710 GATEWAY OAKS DRIVE SUITE 150N, SACRAMENTO, CA
	MADDIE BRIGHT 2710 GATEWAY OAKS DRIVE SUITE 150N, SACRAMENTO, CA
	JOSH SWINDELL 2710 GATEWAY OAKS DRIVE STE 150N, SACRAMENTO, CA
	AARON CANELES 2710 GATEWAY OAKS DRIVE STE 150N, SACRAMENTO, CA



number (remove e from number).

Performs a "keyword" search.

Results limited to the **500 closest matches**.

Advanced Search

Use for **Publicly Traded Disclosure** Search.

**Refine search** by specific entity type or grouping (e.g., Nonprofit Mutual Benefit Corporation or All Corporations), entity status, and/or Initial Filing Date range.

**Begins with** filter for refined queries.

View **more than the 500 default** results.

### Important Notes

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**Need help?** For more information, select [Forms](#) on the menu, view the [Help Guide](#) or [Video Library](#). To contact the California Secretary of State's office, view the [Contact Information](#).

Spirit Realty, L.P.

Advanced

Results: 1

Entity Information

Initial Filing Date

Statu

SPIRIT REALTY, L.P. (201921300002)



Request Certificate

Initial Filing Date	07/31/2019
Status	Active
Standing - FTB	Good
Standing - Agent	Good
Formed In	DELAWARE
Entity Type	Limited Partnership - Out of State
Principal Address	11995 EL CAMINO REAL SAN DIEGO, CA 92130
Mailing Address	2727 N HARWOOD ST STE 300 DALLAS, TX 75201
Agent	1505 Corporation CORPORATION SERVICE COMPANY WHICH WILL DO BUSINESS IN CALIFORNIA AS CSC - LAWYERS INCORPORATING SERVICE
CA Registered Corporate (1505) Agent Authorized Employee(s)	KOY SAECHAO 2710 GATEWAY OAKS DRIVE, SACRAMENTO, CA
	REBECCA VANG 2710 GATEWAY OAKS DRIVE, SACRAMENTO, CA
	ALEX JENKINS 2710 GATEWAY OAKS DRIVE, SACRAMENTO, CA
	WENDY HARRIS 2710 GATEWAY OAKS DRIVE, SACRAMENTO, CA
	SKYLAR LEIH 2710 GATEWAY OAKS DRIVE, SACRAMENTO, CA
	MELISSA DEKOVEN 2710 GATEWAY OAKS DRIVE SUITE 150N, SACRAMENTO, CA
	MADDIE BRIGHT 2710 GATEWAY OAKS DRIVE SUITE 150N, SACRAMENTO, CA
	JOSH SWINDELL 2710 GATEWAY OAKS DRIVE STE 150N, SACRAMENTO, CA
	AARON CANELES 2710 GATEWAY OAKS DRIVE STE 150N, SACRAMENTO, CA


Recording requested by:

Michelle R. Stokes  
Leigh A. Williams, PA  
4767 New Broad Street  
Orlando, FL 32814  
228-804-1170

and when recorded, please return this deed  
and tax statements to:

Cole CV Gulfport MS, LLC  
2555 E. Camelback Road, Suite 400  
Phoenix, AZ 85016  
Attn: Legal Department

1st Judicial District  
Instrument 2006 2967 D -J1  
Filed/Recorded 4 4 2006 3 8 P  
Total Fees 12.00  
3 Pages Recorded




SCANNED

Above reserved for official use only

## Special Warranty Deed

06-476043

**The Grantor:** Eck 13 Gulfport, LLC, a Florida Limited Liability Company whose address is 7505 W. Sand Lake Road, Orlando, FL 32819, County of Orange, State of Florida. FOR A VALUABLE CONSIDERATION, in the amount of sum of \$10.00, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS AND SPECIALLY WARRANTS to Cole CV Gulfport MS, LLC, a Delaware Limited Liability Company ("Grantee"), whose address is 2555 E. Camelback Road, Suite 400, Phoenix, AZ 85016, Grantee, County of Maricopa, State of Arizona all right, title, interest and claim to the following real estate in the County of Harrison, State of Mississippi with the following Legal Description:

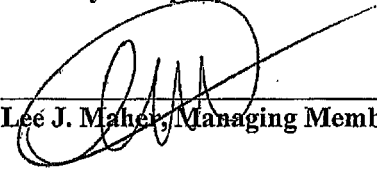
See attached Exhibit A, incorporated herein by this reference.

**To Have and to Hold** all of Grantor's Right, Title and Interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

**Grantor further SPECIALLY WARRANTS** and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

Witness my signature, the 13<sup>th</sup> day of March 2006.

Eck 13 Gulfport, LLC, a Florida Limited Liability Company

  
Lee J. Maher, Managing Member

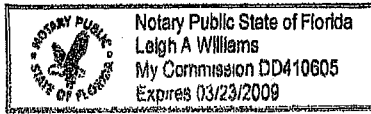
RETURN TO: 0-060118-LS  
LandAmerica - Commercial Services  
1001 N. Lake Destiny Road Ste 250  
Maitland, FL 32751

2

State of Florida )  
County of Orange ) ss

**Personally appeared** before me, the undersigned authority in and for the said County and State, on this 12<sup>th</sup> day of **March 2006** within my jurisdiction, the within named **Lee J. Maher** as **Managing Member** of **Eck 13 Gulfport, LLC**, a **Florida Limited Liability Company**, who acknowledged that (he) executed the above and foregoing instrument.

(Seal)



By: *Leigh A. Williams*  
Printed Name of Notary

EXHIBIT "A"

All that certain tract or parcel of land situated in the Southwest Quarter of the Southeast Quarter of Section 30, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described by metes and bounds as follows;

Commencing at the Southwest corner of that certain tract of land owned now or formerly by Cobb Investment Company, Inc. as described in Warranty Deed Book 1346, Pages 128-130 of the Official Records of the Office of the Chancery Clerk, Harrison County, Mississippi, said point being approximately North 76°00'00" East (record) a distance of 430.96 feet (record) from the Intersection of the former East right of way of Cowan Road with the former North right of way of East Pass Road;

thence from said Point of Commencement, run North 00°18'46" seconds West (record) for a distance of 22.71 feet, more or less (record) to a found 1/2 inch Iron rod on the North right of way line of East Pass Road and the Point of Beginning of herein described tract;

thence South 81°31'28" West (record South 83°00'36" West), along said right of way line for a distance of 37.66 feet (record 37.76 feet) to a found right of way monument;

thence South 80°21'39" West (record South 80°12'11" West) along said right of way line for a distance of 174.29 feet (record 174.37 feet) to a found right of way monument at the intersection of the North right of way line of East Pass Road with the Northeast right of way line of Cowan Road;

thence North 56°21'07" West (record North 56°28'06" West) along said right of way line for a distance of 131.13 feet (record 130.39 feet) to a found right of way monument;

thence North 00°12'55" East (record North 00°01'30" East) along sold right of way line for a distance of 77.50 feet (record 77.72 feet) to a found 1/2 inch iron rod;

thence leaving said right of way line, run North 89°38'20" East (record North 89°37'15" East) for a distance of 125.58 feet (record 125.61 feet) to an "X" marked in a concrete curb;

thence North 00°07'16" East (record North 00°01'30" East) for a distance of 61.93 feet (record 61.87 feet) to a found 1/2 Inch iron rod on the South line of an existing 50 foot wide ingress/egress easement;

thence North 88°02'20" East (record North 88°01'26" East) along the South line of said easement for a distance of 122.48 feet (record 122.65 feet) to a found 1/2 inch iron rod;

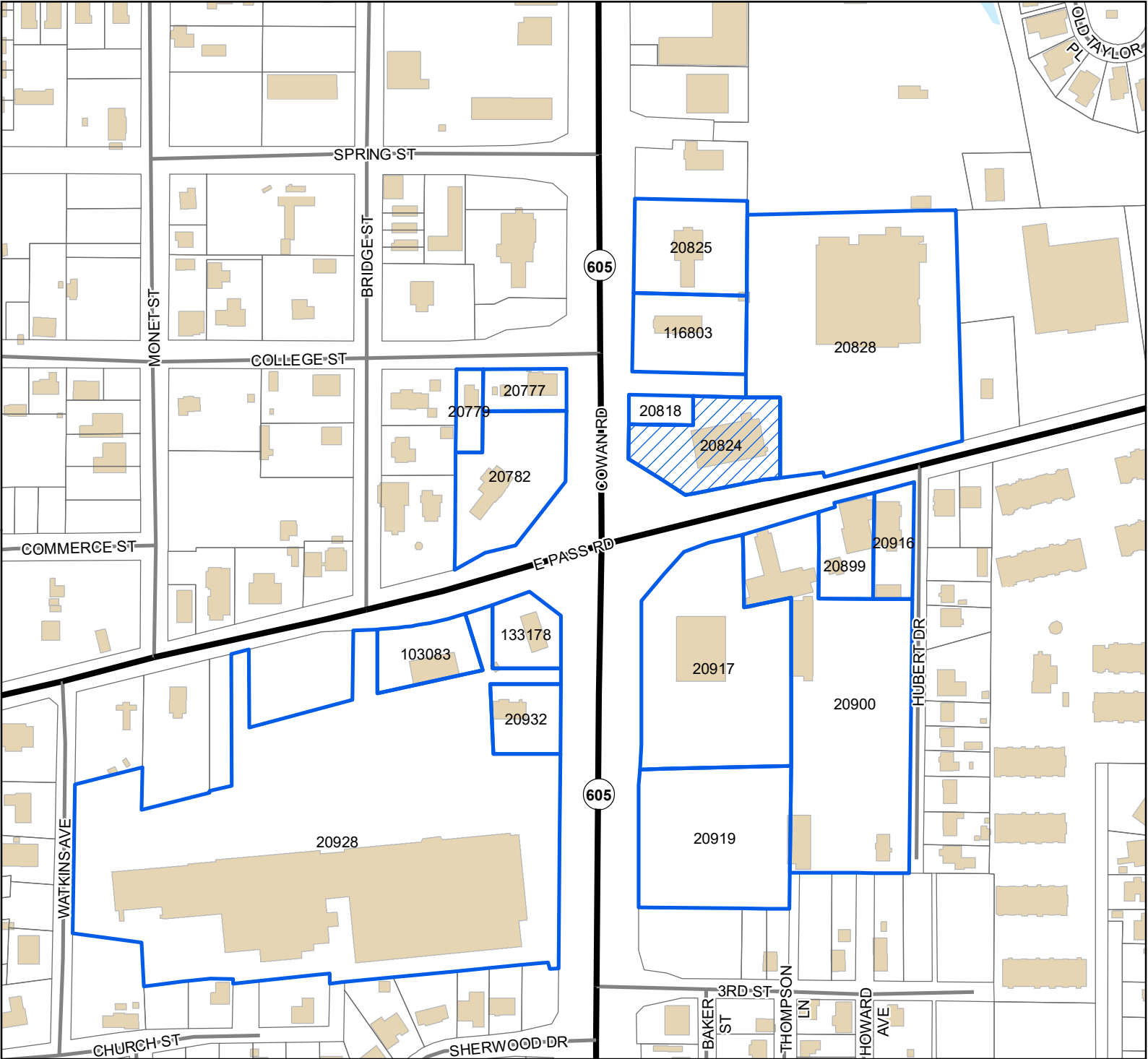
thence leaving the South line of said easement, run North 87°55'57" East (record North 87°56'19" East) for a distance of 68.87 feet (record 68.78 feet) to a found 1/2 inch iron rod;

thence South 00°18'46" East (record) for a distance of 184.83 feet (record 184.88 feet) to the Point of Beginning.


TOGETHER WITH non-exclusive beneficial rights for ingress and egress created in Warranty Deed dated May 1, 2000, recorded May 5, 2000 in Deed Book 1495 Page 38.

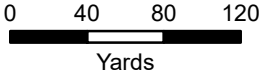
FURTHER CREATED BY Agreement Conveying Right of Way Easements dated September 29, 1995, recorded October 20, 1995 in Deed Book 1317 Page 30.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			SPIRIT CV GULFPORT MS, LLC (OWNER)	11995 EL CAMINO REAL	SAN DIEGO	CA	92130
			DEREK BROWN (AGENT)	200 E PEACH ST	EL DORADO	AZ	71730
			<b>Adjacent Property Owners (2606ARC013)</b>				
	20828	1010F-02-028.000	ROUSE'S ENTERPRISES LLC	P O BOX 5358	THIBODAUX	LA	70302
	20824	1010F-02-029.000	COLE CV GULFPORT MS LLC 5933-01	PO BOX 1610	COCKEYSVILLE	MD	21030
	20777	1010E-02-031.000	BARRINEAU TIM W ETAL	927 COWAN RD	GULFPORT	MS	395072328
	20782	1010E-02-034.000	BANCORPSOUTH BANK	2909 13TH ST	GULFPORT	MS	39501
N	116803	1010F-02-034.001	ARCHLAND PROPERTY I LLC	MCDONALD'S #23909	OCEAN SPRINGS	MS	39564
	20825	1010F-02-034.000	HANCOCK BANK	11700 PRESTON ROAD	DALLAS	TX	75230
	20900	1010K-06-021.000	HANDBORO BAPTIST CHURCH	1421 E PASS RD	GULFPORT	MS	39507
	20899	1010K-06-022.000	SNGB PROPERTIES LLC	19 39TH STREET	GULFPORT	MS	39507
	20932	1010L-02-003.000	WEST LEASING PTN	P.O. BOX 2906	LAUREL	MS	39442
	20919	1010K-06-018.000	FOWL HOOKED LLC	10281 CORPORATE DR	GULFPORT	MS	39503
	20779	1010E-02-032.000	PIERCE ANNE FRENCH	924 BRIDGE ST	GULFPORT	MS	39501
	20818	1010F-02-033.000	MONTELLA PROPERTIES LLC	126 JEFF DAVIS AVE	LONG BEACH	MS	39560
	20928	1010L-02-001.000	CENTURY GULFPORT LLC	110 N JERRY CLOWER BLVD SUITE W	YAHZOO CITY	MS	39194
	20916	1010K-06-024.000	J & C WILLIAMS LP	1447 E PASS RD	GULFPORT	MS	39507
	133178	1010L-02-001.002	HANDBORO OUT PARCEL LLC	270 COMMERCE DRIVE	ROCHESTER	NY	14623
	20917	1010K-06-020.000	GULFTAG LLC	P O BOX 8	CLINTON	OK	736010008
	103083	1010L-02-001.001	AUTOZONE MISSISSIPPI PROPERTIES LLC	123 S FRONT ST	MEMPHIS	TN	381032107



Legend

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



1 inch = 300 feet



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

## ARCHITECTURAL REVIEW COMMITTEE

---

**Hearing Date:** Thursday, June 11, 2026

**Architectural Review Committee 2606ARC014:** Architectural Review Committee 2606ARC014, by owner Arlin Lang, seeking approval for a new freestanding ground sign, Tax Parcel 0811F-05-024.000, 2018 24th Avenue, Zoned T4L (General Urban Zone "Limited"), Ward 3

# **Technical Report**

## *ARCHITECTURAL REVIEW COMMITTEE*

### ***GENERAL INFORMATION***

Case File Number: 2606ARC014

Hearing Date: June 11, 2026

Current Zoning/Use: T4L / Commercial Structure

Legal: Architectural Review Committee 2606ARC014, by owner Arlin Lang, seeking approval for a new freestanding ground sign, Tax Parcel 0811F-05-024.000, 2018 24th Avenue, Zoned T4L (General Urban Zone "Limited"), Ward 3

### ***TECHNICAL DETAILS***

The applicant is seeking approval for a new freestanding ground sign for their commercial business. The proposed sign is noted as being 10 feet from the street fronting property line and 5 feet from the structure, meeting setbacks as stated in Chapter 9, Article IV, Sec 9-91(k). The proposed has a copy area of 6.88 square feet, with two wooden post extensions on the sides to serve as the decorative cap, and a landscaped bed at the base of the sign in place of a decorative buttress. The sign ordinance in Chapter 9, Article IV, Sec 9-90(c) allows for the freestanding ground sign to have one square foot of sign copy area for each linear foot of street frontage, with a maximum of sixty square feet. The subject property has approximately 50 feet of street frontage. The applicant has noted in their application that the sign support poles will be painted with exterior paint. From staff review of the neighboring area, the sign design is similar to signs for commercial businesses in the immediate area. These signs, however, are pre-existing and existed prior to 2007, and some of them appear to have been placed within the right-of-way. This board has approved of signs that did not include decorative buttresses on the condition that a landscaped bed be provided in lieu of a decorative buttress.

According to Chapter 9, Article IV, Sec 9-103, b, 1-4

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

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

**Technical Report**  
*ARCHITECTURAL REVIEW COMMITTEE*

***EXECUTIVE SUMMARY***

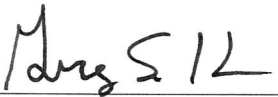
The applicant is seeking approval for a new freestanding ground sign for their commercial business that meets setbacks and copy area allowances. The proposed has a copy area of 6.88 square feet, with two wooden post extensions on the sides to serve as the decorative cap, and a landscaped bed at the base of the sign in place of a decorative buttress. In addition, the applicant has noted in their application that the sign support poles will be painted with exterior paint. From staff review of the neighboring area, the sign design is similar to signs for commercial businesses in the immediate area. These signs, however, are pre-existing and existed prior to 2007, and some of them appear to have been placed within the right-of-way. This board has approved of signs that did not include decorative buttresses on the condition that a landscaped bed be provided in lieu of a decorative buttress.

***DEPARTMENTAL CONDITIONS***

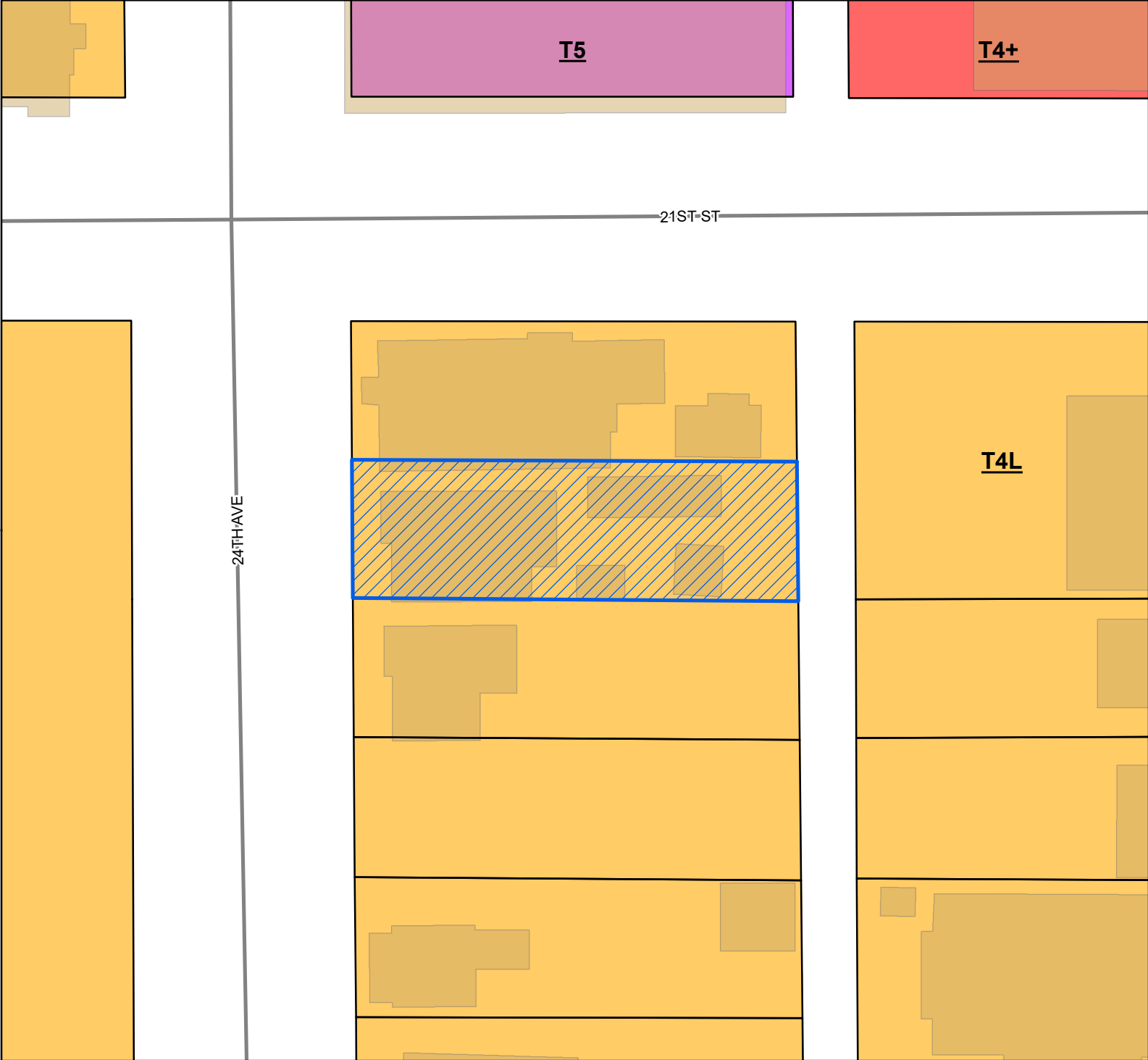
1. Approval allows for the signs as proposed, pending any conditions set by this board.

***DIRECTOR APPROVAL***

This report has been reviewed and approved by:

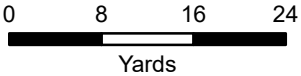


\_\_\_\_\_  
Greg Holmes  
Director of Urban Development Department



- Site
- Street
- Parcels
- Buildings
- City Limit
- Smart Code**
- T5
- T4+
- T4L

**Site Information**  
 0811F-05-024.000  
 Zoning: T4L (General Urban Zone Limited)  
 Size: 7984.37 sqft  
 Flood: X



1 inch = 50 feet



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CASE NUMBER

2606 ARCOM  
BC GV 2026

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

### ARCHITECTURAL REVIEW

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

- Architectural Design Review
- Signs

### TAX PARCEL NUMBERS

0811F-05-024,000																			

Property Address:

2018 24th Ave  
Gulfport MS 39501

Property Address:

Lot(s) \_\_\_\_\_ Block(s) \_\_\_\_\_ Subdivision \_\_\_\_\_

General Description of Request: New Ground sign

### OWNERSHIP AND CERTIFICATION:

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

OWNER:

Arkin Lang

Printed Name of Owner

P.O. Box 434

Mailing Address

Long Beach

MS

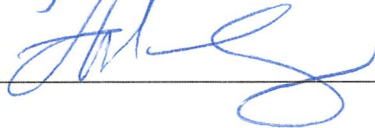
39560

City

State

Zip Code

Signature:



AGENT:

Printed Name of Agent

Mailing Address

City

State

Zip Code

Signature:

Name of Owner (PRINT)

Address (Street, City, State, Zip Code)

Phone (Home)

(Work)

(Cell)

Tax Parcel Number(s) Owned:

Signature:

Name of Owner (PRINT)

Address (Street, City, State, Zip Code)

Phone (Home)

(Work)

(Cell)

Tax Parcel Number(s) Owned:

Signature:



**Covenant Affidavit**

I, Arlin Lang, being owner or agent of the property 2018 24<sup>th</sup> Ave Gulfport,  
PRINT NAME PRIMARY ADDRESS OR PARCEL  
MS 39501

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

[Signature]  
Signature

6/1/26  
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 1 day of June, 20 26

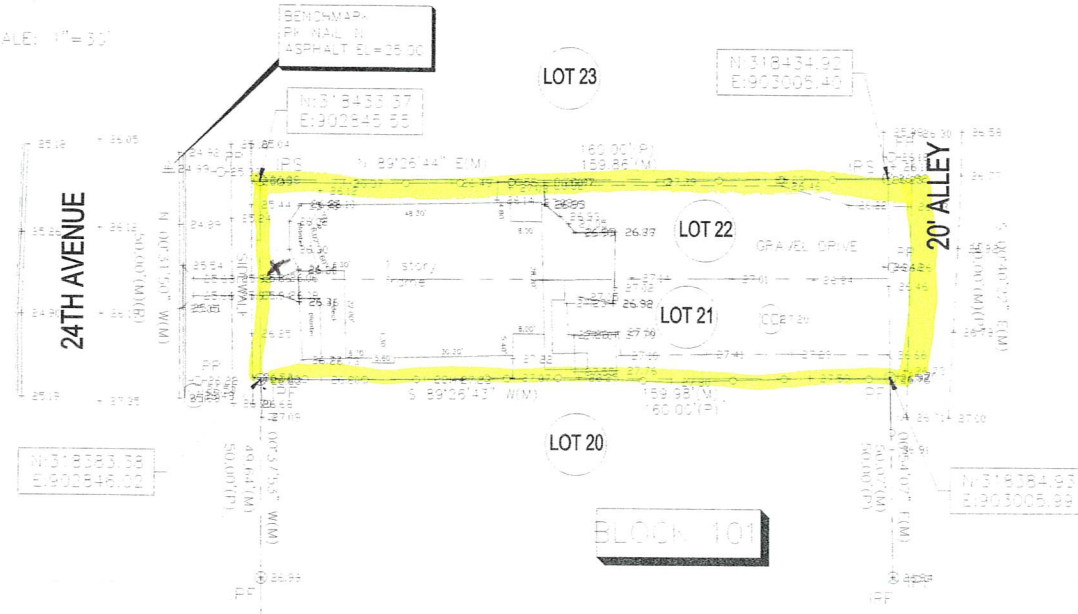
[Signature]  
Notary Public

\_\_\_\_\_  
Commission Expiration



2018 24TH AVENUE  
 LOTS 21-22, BLOCK 101, ORIGINAL GULFPORT  
 GULFPORT, MISSISSIPPI  
 PARCEL #0811F-05-024.000

SCALE: 1"=30'



IPF 1/2" IRON ROD FOUND  
 IPF 3/4" IRON PIPE FOUND  
 IRS 1/2" IRON ROD SET  
 CMF CONCRETE MONUMENT  
 PK S PK NAIL SET  
 R=PLAT OF RECORD  
 M=MEASURED  
 D=DEED

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

Survey of Lot 21 AND 22, Block 101, Original Gulfport Subdivision, City of Gulfport, First Judicial District of Harrison County, Mississippi, as recorded in Plat Book 11, Page 9 of the records of the First Judicial District. Said parcel contains 7996 square feet or 0.18 acres.

-12749

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

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

Bearings based on GPS Observation of the east margin of 24th Avenue, NAD 83, MS East Zone, convergence angle = -0.130442, scale factor 0.999960.

This property is situated in Zone "X" per FEMA Flood Insurance Rate Map, City of Gulfport, Harrison County, Mississippi, Community Panel Number 280470-0264-0, Revised 6/16/09. This does not warranty that this property will not or could not flood.

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

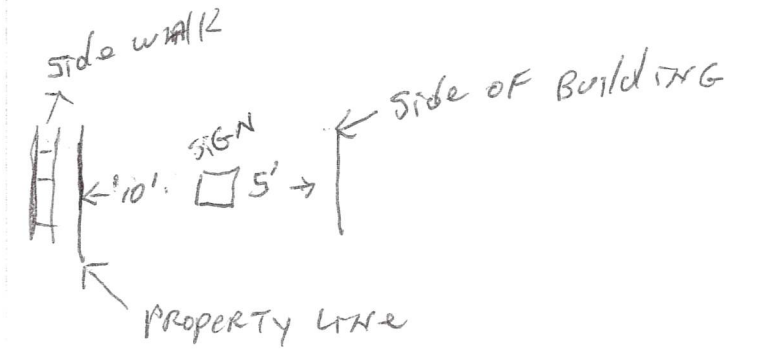
Gary A. Durbin, P.L.S. 3401  
 January 28, 2008



GARY A. DURBIN, P.L.S.  
 PROFESSIONAL LAND SURVEYOR

1042 RIVERWALK, MOBILE, MISSISSIPPI 36680  
 PH: (205) 365-3632 Telex: gadr@aol.com

JOB 11533



0811F-05-029.000

2100 24TH AVE

0811F-05-026.000

2101 24TH AVE

0811F-05-030.000

21ST ST

0811F-05-025.000

24

2022 24TH AVE

23

0811F-05-024.000

22

2018 24TH AVE

21

0811F-05-023.000

20

2012 24TH AVE

19

0811F-05-031.000

18

0811F-05-022.000

17

10

2004 24TH AVE

0811F-05-021.000

15

0811F-05-020.000

14

2000 24TH AVE

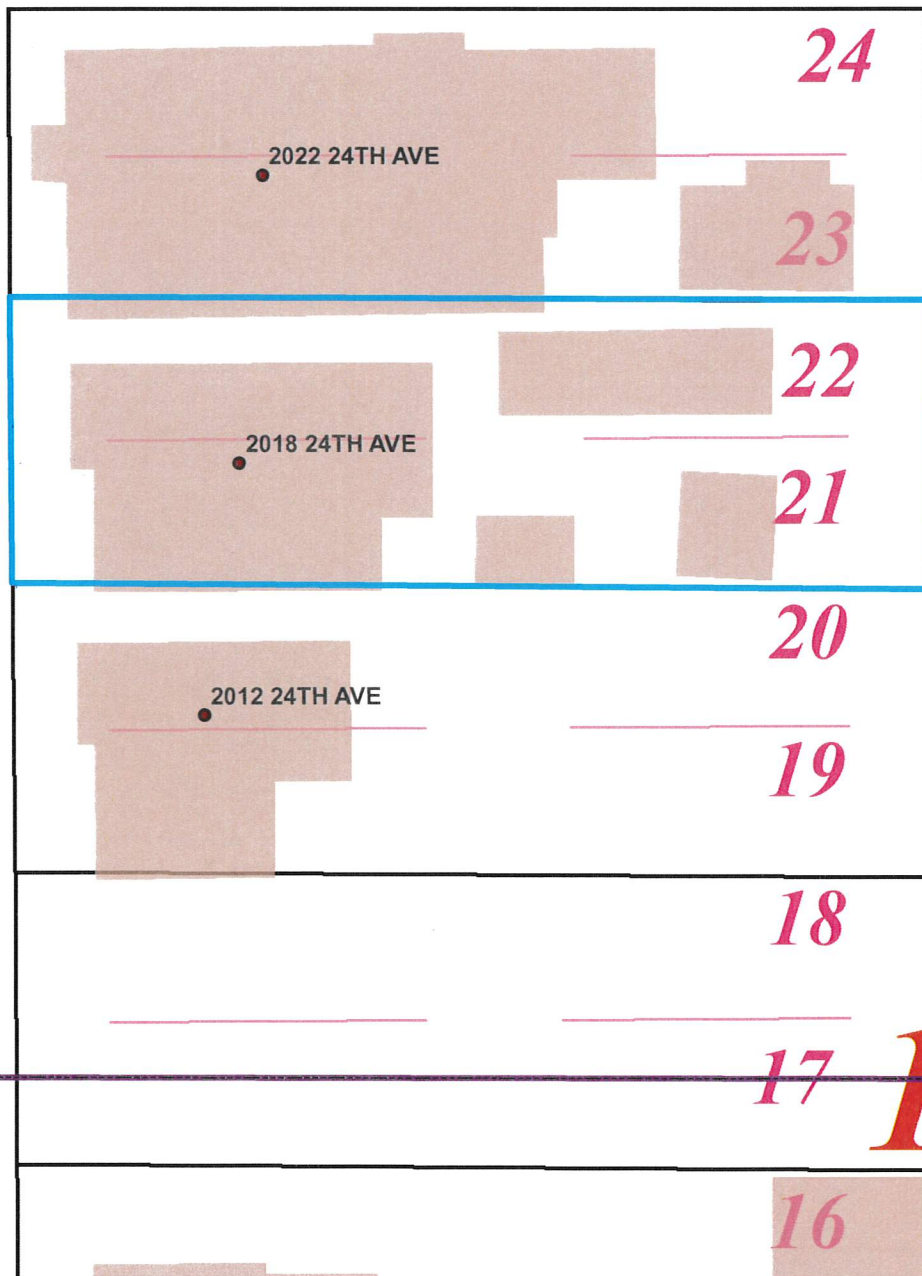
13

Ward 3

24TH AVE

21ST ST

24TH AVE



1 inch = 33 feet

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# Area Map

 Parcels



Printed 5/22/202

Inside measurements:

3ft 9in. W

1ft 10in. H



**ARCADIA  
GROUP, LLC**  
BILINGUAL COUNSELING SERVICES

Helping you through life's challenges.

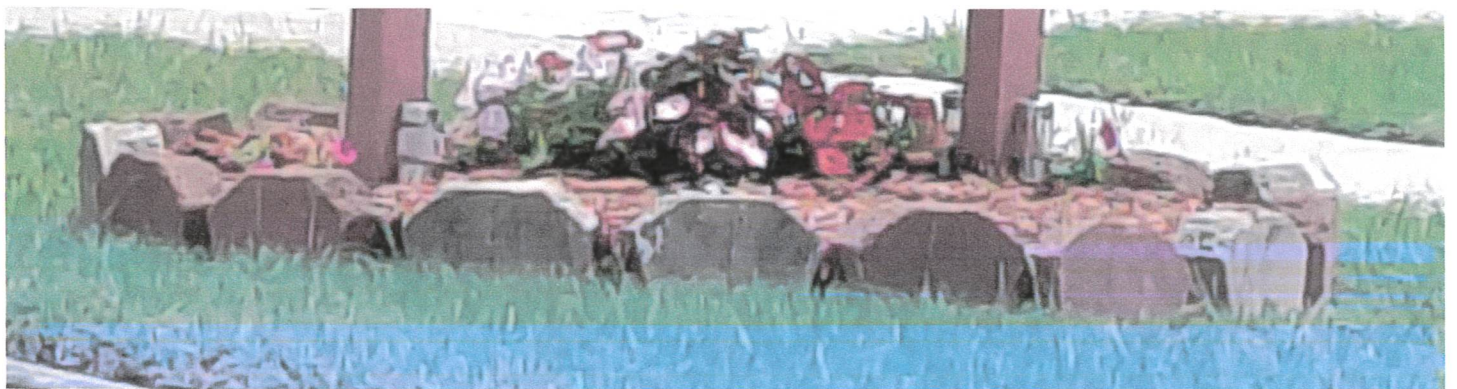
**228-254-6931**

[www.arcadiagrouncounseling.com](http://www.arcadiagrouncounseling.com)

Outside measurements

4ft 5in. W

4ft 5IN. H

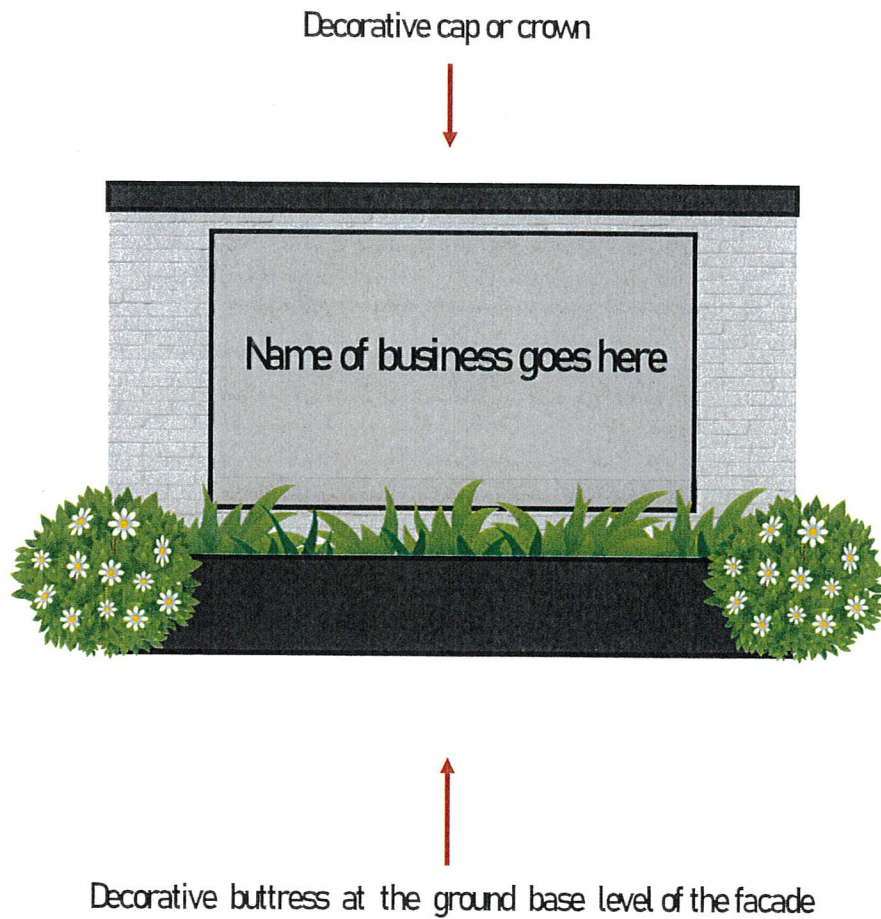




EXTERIOR PAINT will be used

Example

Sign type 3:





*Angela Hunt* 1st JUDICIAL DISTRICT  
Instrument 2024-0024493-D-11  
Filed/Recorded 12/11/2024 9:32:01 AM  
Total Fees 26.00  
2 Pages Recorded

Prepared By:  
**David B. Pilger**  
Attorney at Law  
1406 Bienville Blvd.  
Ocean Springs, MS 39564  
(228) 215-0011

Grantor:  
**Sherman Joseph Rushing Sr.**  
10166 Woodlands Drive  
Biloxi, MS 39532  
(228) 861-6405

Return To:  
**Pilger Title Co.**  
1406 Bienville Blvd.  
Ocean Springs, MS 39564  
(228) 215-0011

Grantee:  
**Arlin Lang**  
149 Holiday Avenue  
Pass Christian, MS 39571  
(601) 862-0526

File No. Z-24-400

**INDEXING INSTRUCTIONS: Lots 21 & 22, Blk. 101, Original Gulfport, 1st JD, Harrison County, MS**

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

**WARRANTY DEED**

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration; the receipt and sufficiency of all of which is hereby acknowledged, I, **Sherman Joseph Rushing, Sr.**, do hereby sell, convey and warrant unto **Arlin Lang**, all of that certain tract, piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

**Lots 21 & 22, Block 101, Original Gulfport, a subdivision according to a map or plat thereof which is on file of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, MS in Plat Book 11, at Page 9.**

This being the same property as that conveyed to Sherman Joseph Rushing, Sr. by warranty deed from I-10 Properties, LLC, a Mississippi Limited Liability Company dated September 7, 2023 and recorded with Harrison County Chancery Clerk on September 8, 2023 as Instrument #2023-18051-D-11.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

Grantor(s) quitclaim any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk of Harrison County, Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

This conveyance is not part of the Grantor(s) homestead.


WITNESS MY SIGNATURE, on this the 2nd day of December, 2024.

  
Sherman Joseph Rushing, Sr.

**ACKNOWLEDGMENT**

STATE OF MISSISSIPPI  
COUNTY OF JACKSON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 2nd day of December, 2024, within my jurisdiction, the within named Sherman Joseph Rushing, Sr., who acknowledged that he executed the above and foregoing instrument.

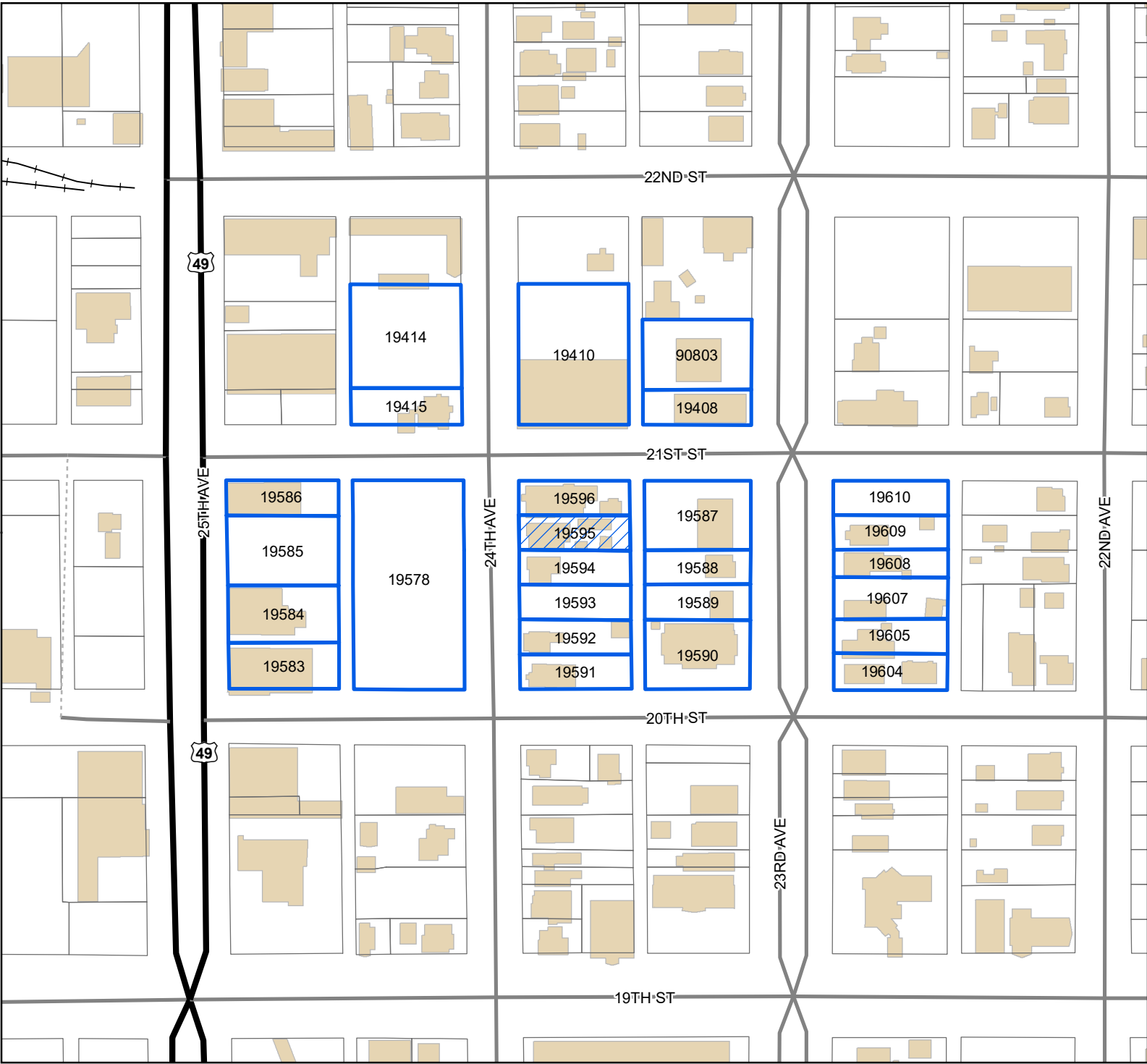
  
Notary Public









(AFFIX SEAL)

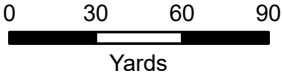
My commission expires: 1/27/27

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			ARLIN LANG (OWNER)	P.O. BOX 434	LONG BEACH	MS	39560
			<b>Adjacent Property Owners (2606ARC014)</b>				
	19592	0811F-05-021.000	HOLLEMAN LAW FIRM PLLC	2004 24TH AVE	GULFPORT	MS	39501
	19415	0811F-05-030.000	KINSEY LEWIS E & DARLA J	2101 24TH AVE	GULFPORT	MS	39501
	19408	0811F-05-003.000	EASTERLING ROBERT C	2608 EVERGREEN LANE	BILOXI	MS	39531
	90803	0811F-05-002.000	FOWLER LAVELL	2107 23RD AVE UNIT A	GULFPORT	MS	39501
	19410	0811F-05-026.000	ARBAN MICHAEL S	15520 DANIEL BLVD STE E	GULFPORT	MS	39503
	19586	0811F-05-048.000	STARNER CAROL A & HERRINGTON IRA S	13187 TURTLE CREEK PARKWAY	GULFPORT	MS	39503
	19609	0811F-01-089.000	HALEY JOSHUA	2018 23RD AVE	GULFPORT	MS	39501
	19610	0811F-01-090.000	OAK PLACE LLC	1124 2ND STREET	GULFPORT	MS	39501
	19588	0811F-05-005.000	DOWDLE WAYNE JR	13616 TARA HILLS CIR	GULFPORT	MS	39503
	19605	0811F-01-086.000	WHITE JAMES NORMAN	4115 FRANKLIN AVE	GULFPORT	MS	39501
	19590	0811F-05-007.000	CULUMBER ROBERT L ETAL	2300 20TH ST	GULFPORT	MS	39501
	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
	19604	0811F-01-085.000	HEBERT CHRISTOPHER -EST-	440 E PASS RD	GULFPORT	MS	39507
	19585	0811F-05-047.000	MATHERS RAYMOND M & ANNE M	38 52ND ST	GULFPORT	MS	39501
	19578	0811F-05-031.000	ROB-LANDS LLC	111 LUNDGREN LANE	GULFPORT	MS	39507
	19587	0811F-05-004.000	NICHOLSON REAL ESTATE III LLC	P O BOX 584	GULFPORT	MS	39502
	19607	0811F-01-087.000	BUCKLEY JOHN MILTON III & MARY G	873 RIVER RD	SUNSHINE	LA	70780
	19589	0811F-05-006.000	PALMS LLC	16164 ORANGE GROVE RD	GULFPORT	MS	39503
	19593	0811F-05-022.000	SOMEWHERE IN TIME LLC	922 PORTER AVE	OCEAN SPRINGS	MS	39564
	19591	0811F-05-020.000	PURA VIDA LLC	2000 24TH AVE	GULFPORT	MS	39501
	19596	0811F-05-025.000	JAC HOLDINGS LLC	19157 CHAMPION CIRCLE	GULFPORT	MS	39503
	19594	0811F-05-023.000	GUTHRIE DEBRA G	13510 WHITE TAIL DR	TYLER	TX	75707
	19595	0811F-05-024.000	RUSHING SHERMAN JOSEPH SR	10166 WOODLANDS DR	BILOXI	MS	39532
	19608	0811F-01-088.000	MCKEE INVESTMENTS INC	1235 22ND ST	GULFPORT	MS	39501
	19414	0811F-05-029.000	GULF COAST COMM FED CREDIT UNION	12364 HWY 49	GULFPORT	MS	39503



Legend

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



1 inch = 200 feet



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

## ARCHITECTURAL REVIEW COMMITTEE

---

**Hearing Date:** Thursday, June 11, 2026

**Architectural Review Committee Permits**



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

## ARCHITECTURAL REVIEW COMMITTEE

---

**Hearing Date:** Thursday, June 11, 2026

**Architectural Review Committee 2606ARC012:** Architectural Review Committee 2606ARC012, by owner J&D Property LLC, seeking approval for metal siding for their proposed accessory structure, Tax Parcel 0910I-01-064.000, 730 E Pass Road, Zoned T4+ (General Urban Zone "Plus"), Ward 4

**Technical Report**  
*ARCHITECTURAL REVIEW COMMITTEE*

***GENERAL INFORMATION***

Case File Number: 2606ARC012

Hearing Date: June 11, 2026

Current Zoning/Use: T4+ / Commercial Structure

Legal: Architectural Review Committee 2606ARC012, by owner J&D Property LLC, seeking approval for metal siding for their proposed accessory structure, Tax Parcel 0910I-01-064.000, 730 E Pass Road, Zoned T4+ (General Urban Zone "Plus"), Ward 4

***TECHNICAL DETAILS***

The applicant requests a waiver not to meet the required design standard for Appendix A, Sec. IV Supplementary Regulations A, 2, (g)

(2) Accessory buildings.

(g) The appearance and construction of an accessory building must be consistent or harmonious to the primary building and surrounding areas. Any review will be subject to the appeals process outlined in Appendix A-Sec IV (E)(1).

(E) Supplementary design standards.

1. *Application & review process:* For projects subject to review as defined below, applicants will be required to submit proposed site plans, landscape plans, building elevations, photographs of adjacent and surrounding properties, and information regarding proposed building materials. Such information will be used as the basis for a determination of compliance or non-compliance with applicable design standards.

***EXECUTIVE SUMMARY***

The applicant is seeking approval to allow for metal siding on their accessory structure. The applicant is seeking to construct an accessory structure that will be used alongside their existing animal grooming business. The applicant notes the accessory structure will have white siding with black trim and will have metal siding that will be made to mirror the board and batten siding on the primary structure. The proposed accessory structure is noted to be 1,400 square feet in size and is proposed to be placed towards the rear of the approximately 31,994 square feet, or 0.74 acre, property. The accessory structure ordinance limits the squarefootage for an accessory structure for a property less than an acre to 1,000 square feet. A variance to exceed the minimum squarefootage for the accessory structure size has been submitted and is set to be heard by the Zoning Board of Adjustments and Appeals.

# Technical Report

## ARCHITECTURAL REVIEW COMMITTEE

Upon staff's review of the surrounding area, there are other structures nearby that have metal siding on the exterior, such as The Import Performance Mechanic Shop at 517 East Pass Road, the old Insanity Auto Care building at 510 East Pass Road, and the old Bailey Lumber & Supply building at 813 East Pass Road. In addition a nearby property, 706 E Pass Road, was subject to a case from last year, case# 2505ARC007, which requested to allow for metal siding for their own accessory structure and was approved by this board.

### ***DEPARTMENTAL CONDITIONS***

1. Obtaining an approved variance for the squarefootage for the accessory structure from the Zoning Board of Adjustments and Appeals.

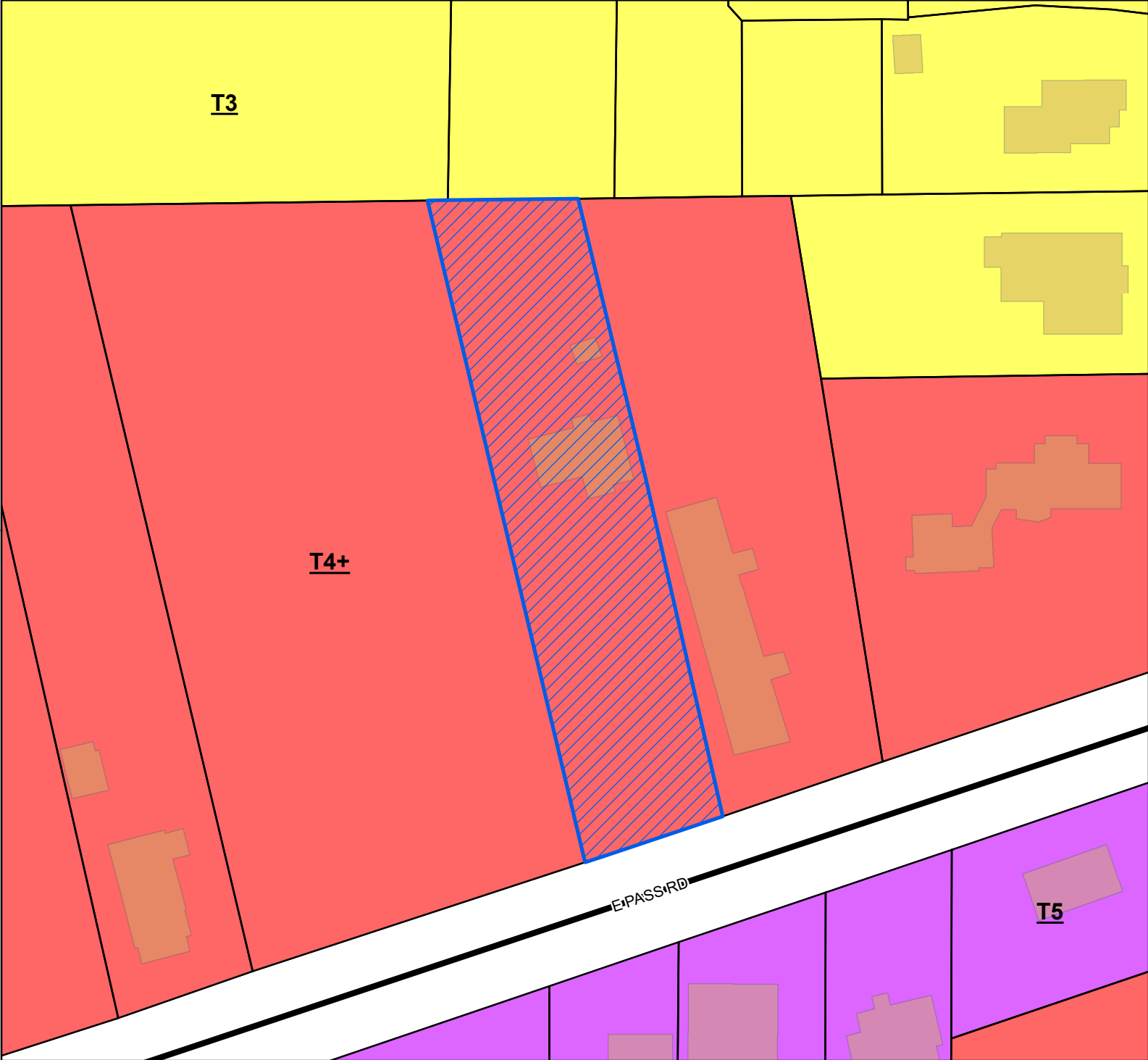
### ***DIRECTOR APPROVAL***

This report has been reviewed and approved by:



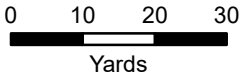
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Greg Holmes  
Director of Urban Development Department



- Site
- US or State Highway
- Parcels
- Buildings
- City Limit
- Smart Code**
- T5
- T4+
- T3

**Site Information**  
 0910I-01-064.000  
 Zoning: T4+ (General Urban Zone Plus)  
 Size: 31994.1 sqft  
 Flood: X



1 inch = 80 feet



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**Covenant Affidavit**

I, Joshua Smith, being owner or agent of the property 09101-01-064.000  
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature] \_\_\_\_\_ 5/19/26 \_\_\_\_\_  
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 19<sup>th</sup> day of May, 2026

[Signature]  
Notary Public

\_\_\_\_\_  
Commission Expiration



Submission Requirement:

Owners Name: Joshua Smith

Address: 730 E Pass Rd

Gulfport, MS 39507

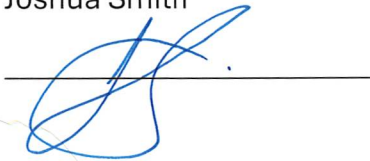
Parcel Number: 0910I-01-064.000

- State hardship of why design standards cannot be met individually and thoroughly as a separate attachment.

The cost of implementing the same specifications as the existing building located on the property is cost prohibitive. The request for approval of a metal building would allow us to proceed with the addition of our accessory building to help accommodate our daily business obligations.

Thanks,

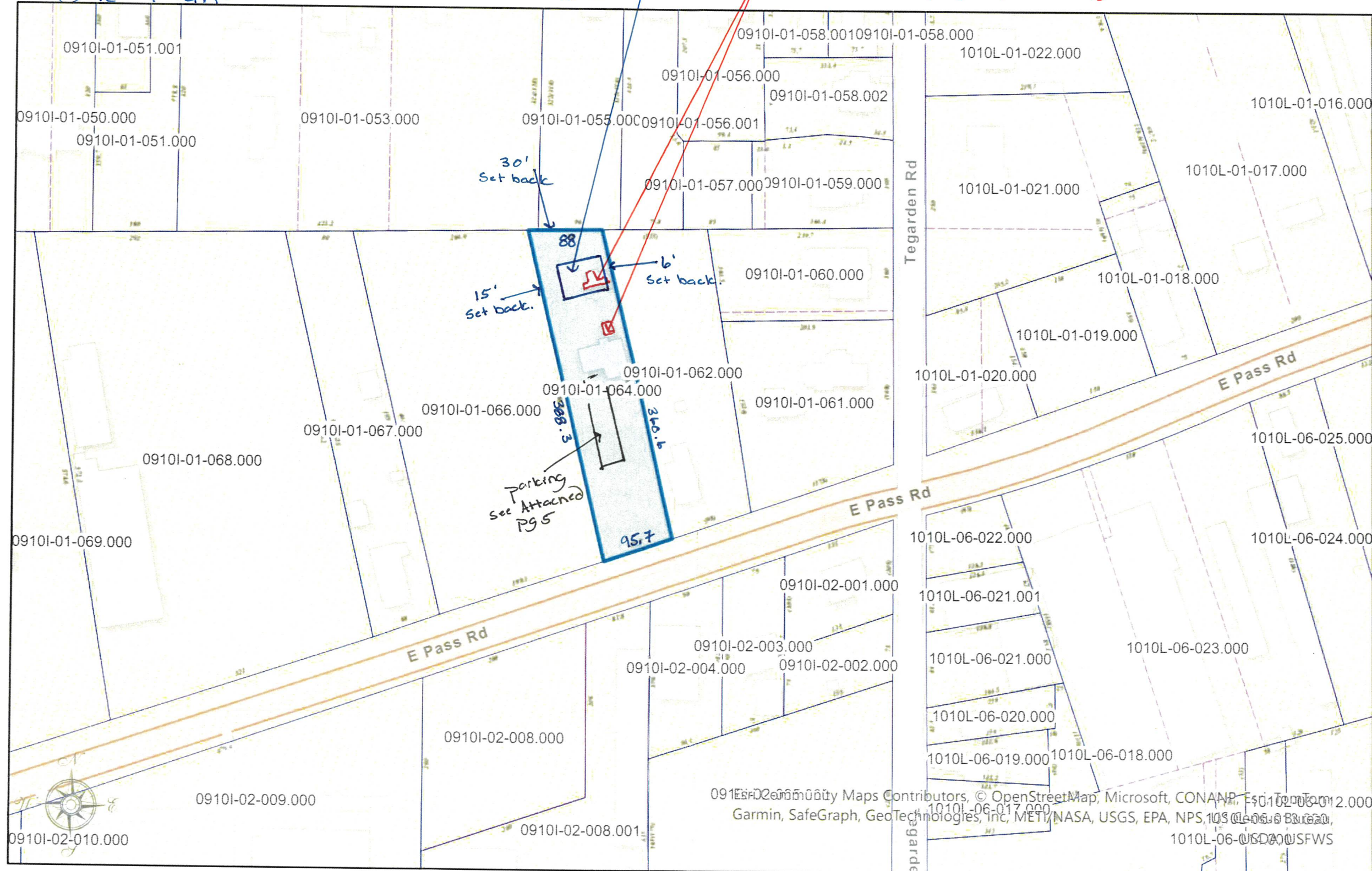
Joshua Smith



Site Plan.

New Bldg.  
See Attached  
Pg 4.

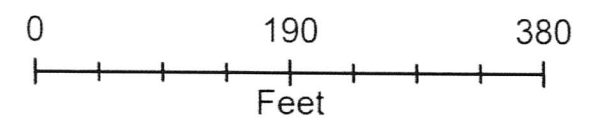
These Structures are not  
Located on the property. See pg 6



# HARRISON COUNTY, MISSISSIPPI

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

MAP DATE: May 19, 2026





1 inch = 67 feet

# Area Map

Parcels

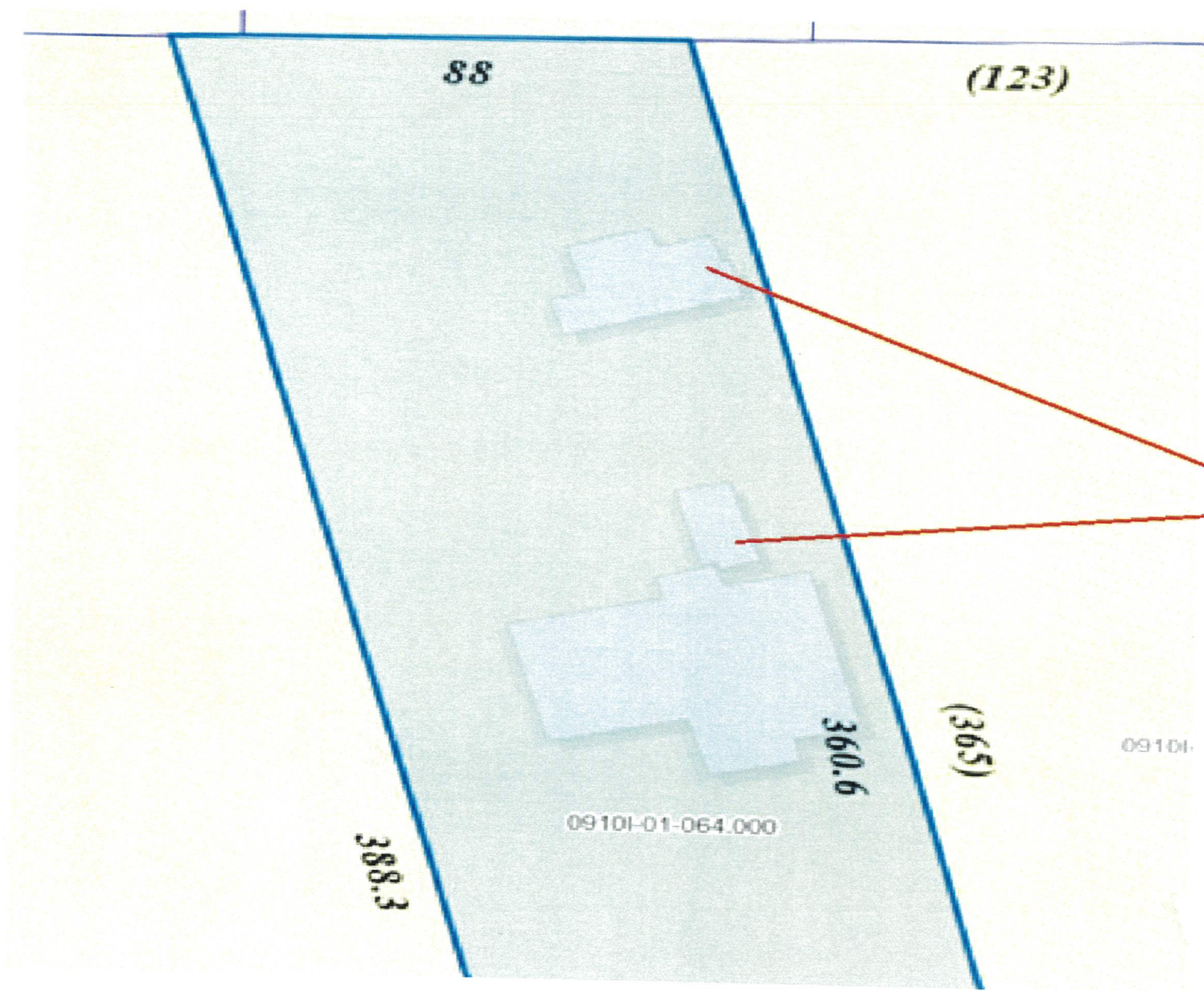
Printed 5/18/2026



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These Structures  
are not located  
on the property.

New Bldg. Example of Bldg Design.



Note: Colors  
Shown are  
not accurate.

- Colors to be  
White with  
Black Trim  
to match  
Existing bldg.  
(see Pg 2)

New Bldg.

Example of Bldg Finish.



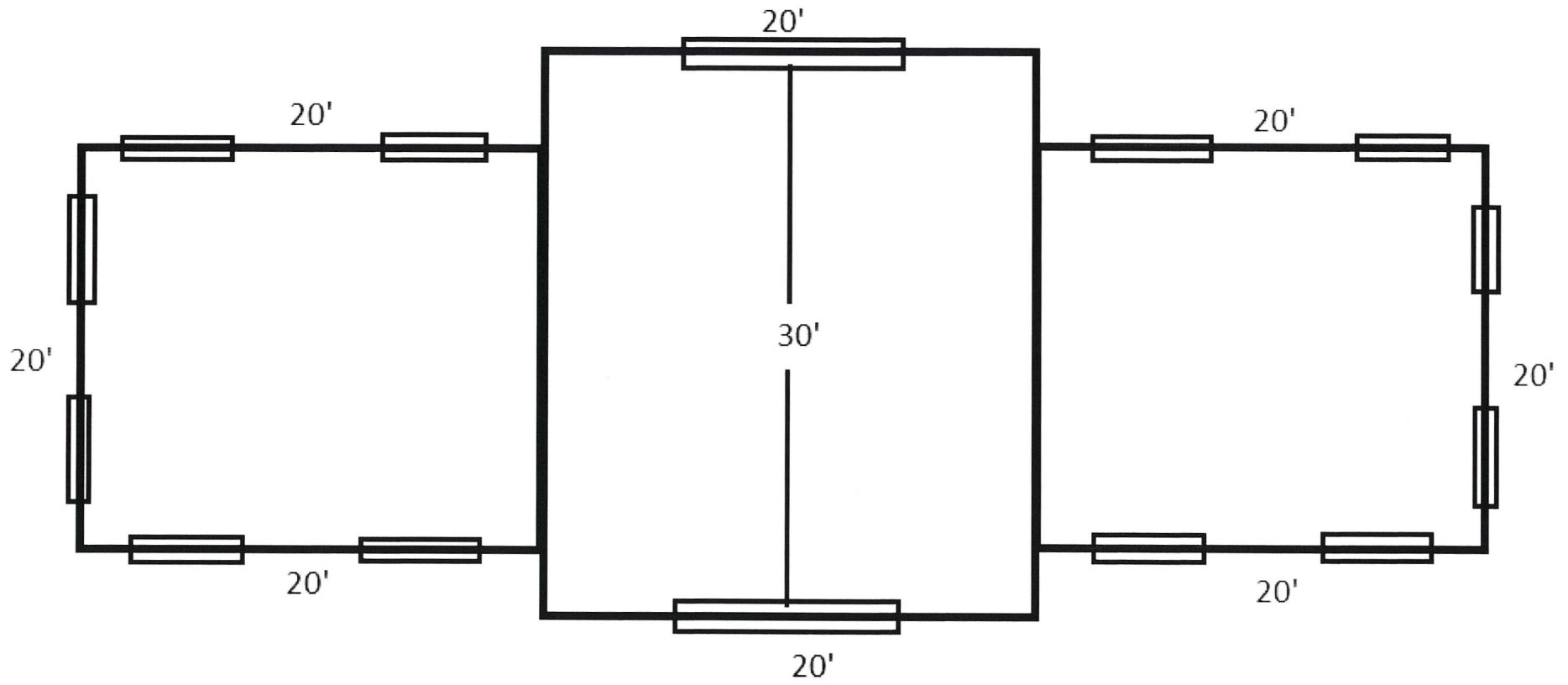
Pg 2.

Existing Bldg.



Note: New Bldg.  
Finishes to  
match existing  
bldg finishes.

New Building Floor Plan.





# Michael Watson

## SECRETARY OF STATE

This is not an official certificate of good standing.

### Name History

---

Name	Name Type
J&D Property LLC	Legal

### Business Information

---

<b>Business Type:</b>	Limited Liability Company
<b>Business ID:</b>	1508969
<b>Status:</b>	Good Standing
<b>Effective Date:</b>	09/19/2025
<b>State of Incorporation:</b>	Mississippi
<b>Principal Office Address:</b>	16933 W Landon Green Dr Gulfport, MS 39503

### Registered Agent

---

Name
Joshua Colan Smith 16933 W Landon Green Dr Gulfport, MS 39503

### Officers & Directors

---

Name	Title
Joshua Colan Smith 16933 W Landon Green Dr Gulfport, MS 39503	Manager



*Angela Hunt* 1st JUDICIAL DISTRICT  
Instrument 2025-0024524-D-J1  
Filed/Recorded 11/10/2025 3:44:01 PM  
Total Fees 26.00  
3 Pages Recorded

Prepared by & return to:  
Schwartz, Orgler & Jordan, PLLC  
12206 Highway 49  
Gulfport, MS. 39503  
228-832-8550  
**Our File: 251547**

Indexing Instructions: Part of NE 1/4 of  
NE 1/4, 36-7-11, 1<sup>st</sup> JD, Harrison County,  
MS

**STATE OF MISSISSIPPI  
COUNTY OF HARRISON**

**WARRANTY DEED**

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

**OCCX Real Estate LLC, a Florida limited liability company  
1614 Beach Wood Drive  
Gulf Breeze, FL 32563  
704-719-0378**

does hereby sell, convey and warrant unto

**J&D Property LLC, a Mississippi limited liability company  
16933 W. Landon Green Drive  
Gulfport, MS 39503  
228-298-6655  
228-861-9173**

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

**Two (2) adjacent and contiguous, along common boundaries, parcels of land described herein  
pursuant to a survey dated October 6, 2004 by Kenny Lenaz Alston, a copy being attached  
hereto for reference, located in the Northeast One-fourth of the Northeast One-fourth (NE 1/4  
of NE 1/4) of Section 36, Township 7 South, Range 11 West, City of Gulfport, First Judicial  
District of Harrison County, Mississippi, being more particularly described as follows, to-wit:**

**PARCEL I: A parcel of land situated and being located in the Northeast One-fourth of the  
Northeast One-fourth (NE 1/4 of NE 1/4) of Section 36, Township 7 South, Range 11 West,  
City of Gulfport, First Judicial District of Harrison County, Mississippi, being more  
particularly described as follows, to-wit:**

**Commencing at the Northeast (NE) corner of Section 36, Township 7 South, Range 11 West,**

and thence run South 00 degrees 08 minutes 44 seconds East along the centerline of Teagarden Road a distance of 742.31 feet, more or less, to a point; thence run South 71 degrees 04 minutes 00 seconds West along the present North margin of Pass Christian Road (sometimes called Pass Road) a distance of 283.20 feet, more or less, to an iron rod set at the Southwest (SW) corner of a tract of land formerly owned by the United States Government and formerly used as a U.S. Post Office for the POINT OF BEGINNING; thence from said Point of Beginning, run North 15 degrees 11 minutes 29 seconds West a distance of 193.88 feet to an iron pipe found; thence run South 71 degrees 41 minutes 16 seconds West a distance of 80.26 feet to an iron pipe found; thence run South 13 degrees 52 minutes 21 seconds East a distance of 195.10 feet to an iron rod found on the present North margin of Pass Christian Road; thence run North 71 degrees 04 minutes 00 seconds East along said present North margin a distance of 84.81 feet to the Point of Beginning.

**PARCEL 2:**

A parcel of land situated and being located in the Northeast One-fourth of the Northeast One-fourth (NE 1/4 of NE 1/4) of Section 36, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit: Commencing at the Northeast (NE) corner of Section 36, Township 7 South, Range 11 West, and thence run South 00 degrees 08 minutes 44 seconds East along the centerline of Teagarden Road a distance of 742.31 feet, more or less, to a point; thence run South 71 degrees 04 minutes 00 seconds West along the present North margin of Pass Christian Road (sometimes called Pass Road) a distance of 368.01 feet, more or less, to an iron rod found and being the POINT OF BEGINNING; thence from said Point of Beginning, run North 13 degrees 52 minutes 21 seconds West a distance of 195.10 feet to an iron pipe found; thence run North 71 degrees 41 minutes 16 seconds East a distance of 80.26 feet to an iron pipe found; thence run North 15 degrees 07 minutes 53 seconds West a distance of 164.88 feet to an iron pipe found; thence run South 89 degrees 50 minutes 19 seconds West a distance of 88.08 feet to an iron rod found; thence run South 13 degrees 39 minutes 24 seconds East a distance of 388.04 feet to an iron rod found on the present North margin of the Pass Christian Road, being the Southeast (SE) corner of property formerly of Mrs. Fred G. Walker; thence run North 70 degrees 42 minutes 47 seconds East along the present North margin of Pass Christian Road a distance of 10.68 feet to the Point of Beginning.

The above described parcels are the same as the lands originally conveyed to Sherry Cathleen King by Warranty Deed dated May 12, 2003, filed for record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Deed Book 1628 at Pages 14-15 thereof; and by Warranty Deed dated October 25, 2004, filed of record as Instrument Number 2004-9131-D-J1 thereof. It being the intent of the Grantors to convey all of and the same property as acquired.

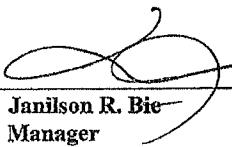
As an aid and reference only, the above described parcels were combined as a single tax parcel in 2006, and currently bear Tax Parcel No. 09101-01-064.000. The unimproved (Parcel 1) portion being designated "730 Pass Road, Gulfport, MS"; and the improved (Parcel 2) portion being designated "730 1-2 E. Pass Road, Gulfport, MS".

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

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

IN WITNESS WHEREOF, OCCX Real Estate LLC has caused this conveyance to be executed by its duly authorized officer, having first been duly authorized to do so, on this the 7<sup>th</sup> day of November, 2025.

OCCX Real Estate LLC


  
By: Janilson R. Bie  
Its: Manager

STATE OF GEORGIA

COUNTY OF Spalding

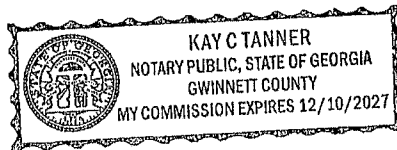
THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Janilson R. Bie, who acknowledge that he is the Manager of OCCX Real Estate LLC, and as its act and deed, signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned after having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 7th day of November, 2025.

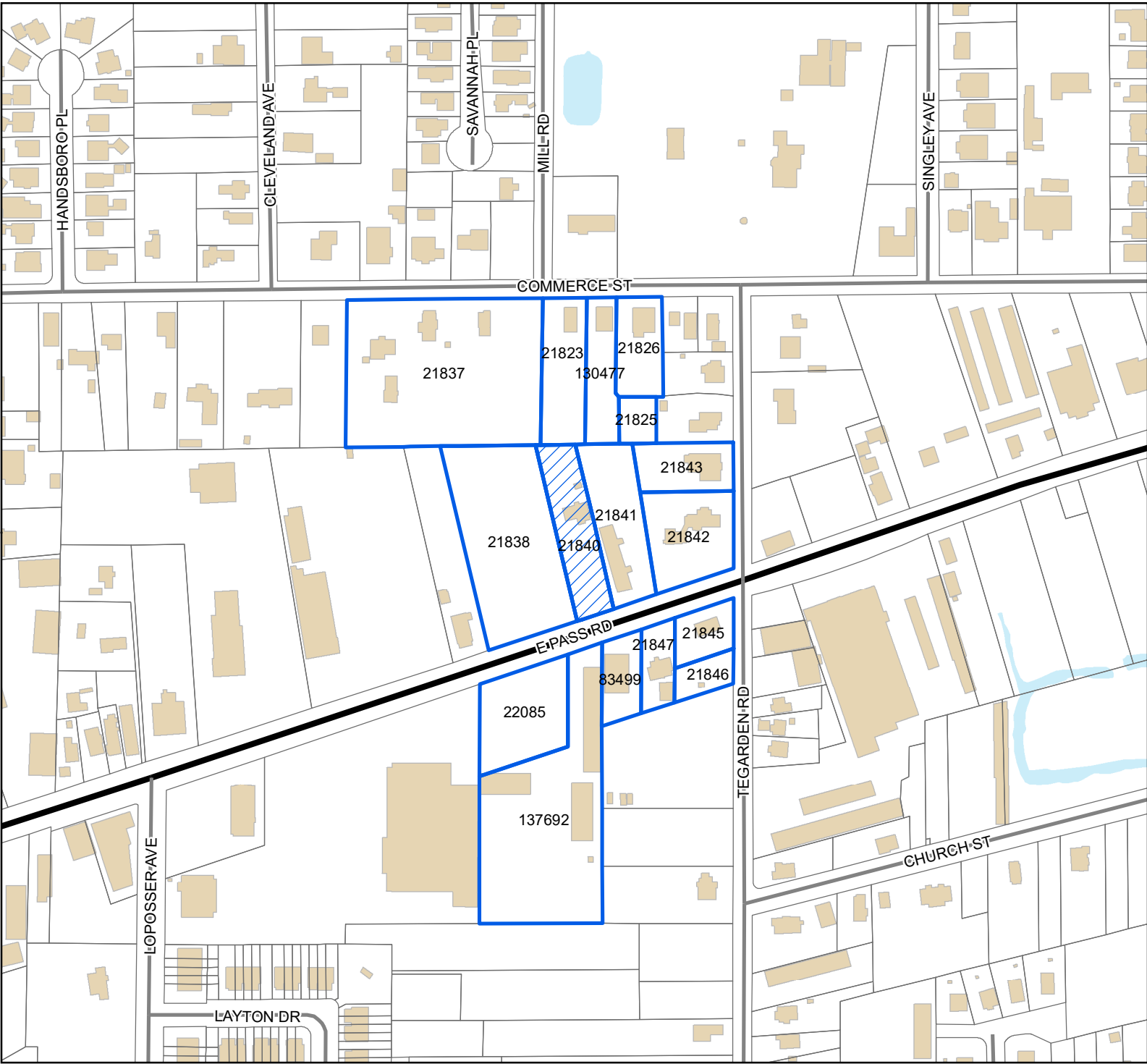
  
NOTARY PUBLIC

My Commission Expires:

12/10/2027

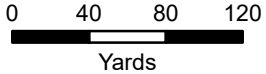


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			J&D PROPERTY LLC (OWNER)	16933 W. LANDON GREEN DRIVE	GULFPORT	MS	39503
			<b>Adjacent Property Owners (2606ARC012)</b>				
	21846	0910I-02-002.000	SBA PROPERTIES INC	8051 CONGRESS AVE	BOCA RATON	FL	33487
	21845	0910I-02-001.000	W W GIEGER PROPERTY LLC	319 JAMAICA DR	OCEAN SPRINGS	MS	39564
	21837	0910I-01-053.000	FANT RICHARD W	P O BOX 7444	GULFPORT	MS	39506
	21840	0910I-01-064.000	OCCX REAL ESTATE LLC	1614 BEECHWOOD DR	GULF BREEZE	FL	32563
	21842	0910I-01-061.000	ARDE WARREN A & JENNIFER	PO BOX 8575	GULFPORT	MS	39506
N	83499	0910I-02-004.000	W W GIEGER PROPERTY LLC	319 JAMAICA DR	OCEAN SPRINGS	MS	39564
	21838	0910I-01-066.000	FULLHOUSE VENTURE CO LP	P O BOX 1139	GULFPORT	MS	39502
N	21847	0910I-02-003.000	W W GIEGER PROPERTY LLC	319 JAMAICA DR	OCEAN SPRINGS	MS	39564
	21843	0910I-01-060.000	LINDSEY JOSEPHINE WILLIAMS	23918 BRECKRIDGE FORREST DR	SPRING	TX	77373
	137692	0910I-02-008.001	JKA PROPERTIES LLC	1200 COLLEGE ST	GULFPORT	MS	39507
N	22085	0910I-02-008.000	JKA PROPERTIES LLC	1200 COLLEGE ST	GULFPORT	MS	39507
	21826	0910I-01-056.000	ADAMS LAWRENCE R	711 COMMERCE STREET	GULFPORT	MS	39507
	21823	0910I-01-055.000	HOWZE THOMAS J	701 COMMERCE STREET	GULFPORT	MS	39507
	21825	0910I-01-057.000	ADAMS LARRY	711 COMMERCE ST	GULFPORT	MS	39507
	130477	0910I-01-056.001	GALLOWAY JOHN W	111 BAYOU CIRCLE	GULFPORT	MS	39507
	21841	0910I-01-062.000	STAFFORD PROPERTIES LLC	8775 SUNDANCE LN	GULFPORT	MS	39503



**Legend**

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



1 inch = 300 feet



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