



Zoning Board | Agenda

Thursday, June 18, 2026 – 3:00 PM

City Hall – Council Chambers
2309 15th Street, Gulfport

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

F1. Zoning Board Meeting - May 21, 2026

G. Hearing of Cases

G1. Public Declaration of Appeal Process of Chairman

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

G2. Anyone speaking today is asked to complete a "Speaker's Card".

Please provide the completed card at the time you speak to the Zoning Board. 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.

G3. Routine Agenda

1. Variance 2606ZB078:

Variance 2606ZB078, by owners Sidney & Judy Smith, seeking approval for a garage that is in front of the front facade where ordinance requires them to be flush with the front facade in

transect zones, Tax Parcel 0910P-05-006.000, 12 Woodglen Drive, Zoned T3 (Sub-Urban Zone), Ward 2

2. Variance 2606ZB085:

Variance 2606ZB085, by agent Corey Creel, seeking approval for a 2,400 square-foot accessory structure where the size limit is 2,000 square feet, Tax Parcel 0711F-02-028.000, 1526 Mills Avenue, Zoned R-2 (Single-family), Ward 1

3. Variance 2606ZB087:

Variance 2606ZB087, by agent Gulf South Signs, seeking approval for a 5-foot street frontage setback for a new freestanding ground sign where 10 feet is required, Tax Parcels 1008M-01-016.000 & 1008M-01-014.000, 11401 Helen Richards Road, Zoned B-2 (General Business), Ward 5

4. Variance 2607ZB092:

Variance 2607ZB092, by agent Terry Moran, seeking approval for 50-foot wide lots where lot width is required to be 60 feet for a proposed subdivision, Tax Parcels 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

H. Adjournment

MINUTES

**ZONING BOARD OF ADJUSTMENT AND APPEALS
MEETING**

Thursday, May 21, 2026, 3:00 P.M.

GULFPORT CITY COUNCIL CHAMBERS

- A. Prayer:** The Zoning Board led a prayer.
- B. Pledge of Allegiance:** The Pledge of Allegiance was recited.
- C. Call to Order:** The meeting of the Zoning Board was called to order at 3:01 P.M.
- D. Determination of a Quorum:**

BOARD MEMBERS PRESENT:

ROBERT PHARR
MACK MCCREE
NATHAN BODDIE
HAL KAIGLER
MICHAEL DANIELS
MARY ANN WIGINTON

BOARD MEMBERS ABSENT:

STAFF MEMBERS PRESENT:

MATILDA WELCH
SAMUEL SMITH
WILLIAM DICKINSON

COURT REPORTER:

NORMA SOROE

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by Mr. McCree and seconded by Mr. Kaigler to approve Minutes of **April 16, 2026**, Zoning Board meetings was carried unanimously.

G. Hearing of cases:

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

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

G3. Routine Agenda:

1. Variance 2604ZB054:

(Tabled to the May meeting due to the applicant not being present at meeting)

Variance 2604ZB054, by owner Hector Rojas, seeking approval for a 6-foot tall fence where the height limit is 4 feet, Tax Parcel 0710M-01-012.006, 5914 28th, Zoned R-2 (Single-family), Ward 1

Speaking for the Petition: Hector Rojas

Speaking against the Petition: None

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

Second: Mr. Daniel

| | |
|-------------------|-------------------|
| Nathan Boddie | - Chairman |
| Mary Ann Wiginton | - Yea |
| Michael Daniels | - Yea |
| Robert Pharr | - Nay |
| Mack McCree | - Nay |
| Hal Kaigler | - Yea |

Action: 3-2 Motion carried

2. Variance 2605ZB060:

Variance 2605ZB060, by agent Brent Hearn, seeking approval for a zero-foot side yard setback where 6 feet is required for an attached lean-to style carport, Tax Parcel 0808O-02-103.000, 11062 Klein Rd, Zoned R-1-5 (Single-family), Ward 4

Speaking for the Petition: Brent Hearn

Speaking against the Petition: None

Motion: McCree – to approve the applicant’s request.

Second: Mr. Pharr

| | |
|-------------------|-------------------|
| Nathan Boddie | - Chairman |
| Mary Ann Wiginton | -Nay |
| Michael Daniels | -Yea |
| Robert Pharr | -Yea |
| Mack McCree | -Yea |
| Hal Kaigler | -Nay |

Action: 3-2 Motion carried

3. Variance 2605ZB062:

Variance 2605ZB062, seeking approval for parking that backs out into the right-of-way for multiple-family dwelling uses, Tax Parcels 1010G-03-016.002, 1010G-03-016.003, 1010G-03-015.003, Cotton Drive, Ward 2

Speaking for the Petition: Freddie Fountain, Johnathan Marshall

Speaking against the Petition: None

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

Second: Mr. McCree

| | |
|-------------------|-------------------|
| Nathan Boddie | - Chairman |
| Mary Ann Wiginton | - Yea |
| Michael Daniels | - Yea |
| Robert Pharr | - Yea |
| Mack McCree | - Yea |
| Hal Kaigler | - Yea |

Action: Motion carried unanimously

4. Variance 2605ZB065:

Variance 2605ZB065, by agent Megan Runkel, seeking approval for zero regular parking spaces where 8 are required, Tax Parcel 0811F-05-017.000, 1916 24th Ave, Zoned T4L (General Urban Zone "Limited"), Ward 3

Speaking for the Petition: Megan Runkel, Corey Chaney

Speaking against the Petition: None

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

Second: Mr. Kaigler

| | |
|-------------------|-------------------|
| Nathan Boddie | - Chairman |
| Mary Ann Wiginton | - Yea |
| Michael Daniels | - Yea |
| Robert Pharr | - Yea |
| Mack McCree | - Yea |
| Hal Kaigler | - Yea |

Action: Motion carried unanimously

5. Special Exception 2606SE071:

Special Exception 2606SE071, by agent Kelli Bell, seeking approval for a lounge use, Tax Parcel 0811K-04-001.000, 1429 25th Avenue, Zoned T6 (Urban Core Zone), Ward 2

Speaking for the Petition: Kelli Bell

Speaking against the Petition: None

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

Second: Mrs. Wiginton

- Nathan Boddie - **Chairman**
- Mary Ann Wiginton - Yea
- Michael Daniels - Yea
- Robert Pharr - Yea
- Mack McCree - Yea
- Hal Kaigler - Yea

Action: Motion carried unanimously

6. Variance 2606ZB074:

Variance 2606ZB074, by owner Metal Properties MS LLC, seeking approval for an 8-foot tall fence where the height limit is 4 feet, Tax Parcel 0909H-01-003.018, 12186 Glascock Drive, Zoned I-2 (Heavy Industry), Ward 4

Speaking for the Petition: None

Speaking against the Petition: None

Motion: Mr. Boddie – to decline the applicant’s request due to the applicant’s absence.

Second: Mrs. Wiginton

- Nathan Boddie - **Chairman**
- Mary Ann Wiginton - Yea
- Michael Daniels - Yea
- Robert Pharr - Yea
- Mack McCree - Yea
- Hal Kaigler - Yea

Action: Motion carried unanimously

Adjournment:

Motion by **Mr. Kaigler** to adjourn the meeting was seconded by **Mrs. Wiginton** and carried unanimously. The meeting adjourned **3:53P.M.**

THESE MINUTES WERE APPROVED BY A VOTE OF THE ZONING BOARD OF ADJUSTMENT AND APPEALS.

Hal Kaigler, Secretary

Date: _____



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

ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, June 18, 2026

Public Declaration of Appeal Process of Chairman



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ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, June 18, 2026

Anyone speaking today is asked to complete a "Speaker's Card".



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ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, June 18, 2026

Routine Agenda



URBAN DEVELOPMENT
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ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, June 18, 2026

Variance 2606ZB078: Variance 2606ZB078, by owners Sidney & Judy Smith, seeking approval for a garage that is in front of the front facade where ordinance requires them to be flush with the front facade in transect zones, Tax Parcel 0910P-05-006.000, 12 Woodglen Drive, Zoned T3 (Sub-Urban Zone), Ward 2

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2606ZB078

Hearing Date: June 18, 2026

Current Zoning/Use: T3 / Single-Family Residence

Legal: Variance 2606ZB078, by owners Sidney & Judy Smith, seeking approval for a garage that is in front of the front facade where ordinance requires them to be flush with the front facade in transect zones, Tax Parcel 0910P-05-006.000, 12 Woodglen Drive, Zoned T3 (Sub-Urban Zone), Ward 2

TECHNICAL DETAILS

Variations involve special cases where unique factors contribute to justify a use of property that does not conform to the City's enforced ordinances. Therefore, variations should not be granted unless they are able to adequately meet the following conditions:

- (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
- (b) The special conditions and circumstances do not result from the actions of the applicant;
- (c) That an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution;
- (d) That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of this ordinance;
- (e) That the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and the hardship;
- (f) That the use proposed is permissible by right or with planning approval or by special exception.

(Ord. App. A Sec. VIII (B)(2)(c)(1))

Technical Report

VARIANCE

The applicant is seeking approval to allow for a garage that is in front of the front façade where ordinance requires them to be flush with the front façade in transect zones.

- (a) The applicant states that the property is a “pie-shaped lot” and limits the amount of space they could reasonably place an additional structure. This does appear to be a hardship caused by the property, as if the applicant had a standard shaped lot, they could potentially have had a proper structure placed in the rear of the property.
- (b) The applicant does not address this question. The property itself was not made into the shape that it is currently in by the applicant, so it can be stated they did not directly cause the hardship.
- (c) The applicant does not address this question. While making an amendment to the ordinance that would potentially offer a reasonable solution to this hardship, it should be noted that this would not be site specific.
- (d) The applicant states in their application that if they were denied this petition, they would be deprived of rights commonly enjoyed in this area. Upon staff review, there are many preexisting non-conforming structures in the area that currently have garages that are not flush with the structure.
- (e) The applicant claims in their application that granting the variance should not grant any special privileges that would be denied to others in the same district. Upon staff review, there are many preexisting non-conforming structures in the area that currently have garages that are not flush with the structure. While there is no established variance of this requirement, if this petition were to be approved, it would be in line with the existing area.
- (f) The property is zoned T3 and the addition of an attached structure is allowed by right.

EXECUTIVE SUMMARY

Criteria for hardship have been met. The applicant requests to allow for an attached garage in the front of the property that is not flush with the façade. At present, no other variances in the area have been done for a similar purpose, and as such, approval of this petition would establish precedence. It should be noted however that many structures in this neighborhood do not have their garages flush with the façade, and thus an approval of this petition would be in line with the surrounding area.

Any approval should consider these conditions:

- 1. Approval allows for the construction of an attached garage that is not flush with the front façade.
- 2. Must comply with all current Building Code rules and City of Gulfport ordinances.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 6/5/26.

Public Works: No comment as of 6/8/2026.

Traffic and Safety: No comment as of 6/8/2026.

Technical Report

VARIANCE

- Building Code Services:** Must comply with all current Building Code rules and City of Gulfport ordinances. Memo dated 5/27/26.
- GIS:** No conditions. Memo dated 6/4/26
- Police Department:** No comment as of 6/8/2026.
- Fire Department:** No conditions. Memo dated 5/27/26
- City Arborist:** No comment as of 6/8/2026.
- Landscape Manager:** No conditions. Memo dated 5/29/26

DIRECTOR APPROVAL

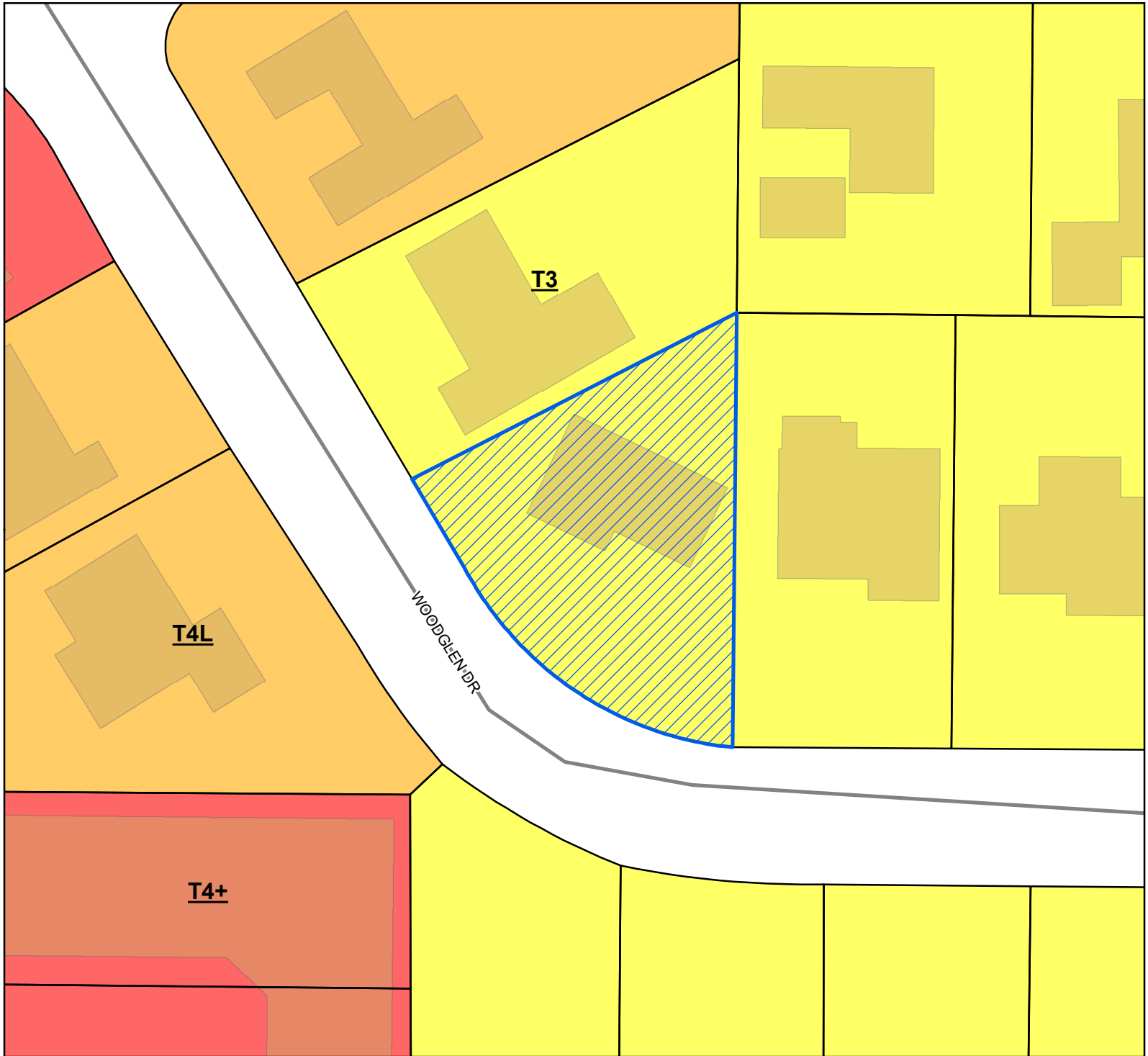
This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department

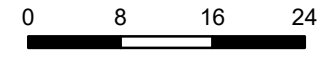
2606ZB078

Variance



- Site
- Street
- Parcels
- Buildings
- City Limit
- Smart Code**
- T4+
- T4L
- T3

Site Information
0910P-05-006.000
Zoning: T3 (Sub-Urban Zone)
Size: 11295.9 sqft
Flood: X



1 inch = 50 feet



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

IMPORTANT NOTICE:

1. Please be advised that failure to submit a complete application, with all supporting documents, could **delay your hearing date**. The Zoning Board will not consider a request until all information is submitted and accurate.
2. Please be advised that the application deadline dates posted are designed to allow the staff time to review the application and receive required comments from coordinating agencies. The application is not considered complete until all required information from the applicant is available for review by the staff and coordinating agencies.
3. **The following supplement pages are required per application type. Select one of the following:**
 - Appeal of Planning Administrator (see page 4)
 - Excessive Height (see page 5)
 - Fence Variance (see page 6)
 - Special Exception (see page 7)
 - Variance (See page 8)
4. All _____ will need to be **initialed by applicant** with required documentation before application can be accepted.

Submission Requirements:

SHS111

_____ **Page one of this application**, completed and signed.

Site plan. Please note that approval of your request, in part, is based on your **11" by 17"** site plan.

- The property lines and dimensions have been provided on the drawing.
- All buildings and structures located on the property have been identified.
- All dimensions of buildings and structures have been noted on the site plan.
- All distances from the property lines to all the buildings and structures have been identified and noted on the site plan.
- Street names have been provided which abut the property.
- Traffic flow, parking and driveways have been identified.
- If required buffer strips have been identified
- Other pertinent information as needed to pictorially demonstrate the proposed development/use.

SHS111

_____ **Proof of ownership** (Copy of deed i.e., Warranty Deed or Quitclaim Deed)

N/A

_____ If applicable, notarized proof of **authority to act as agent** for owner (board resolution, etc.) (see page 9)

The City of Gulfport Planning Division Staff will notify, by letter, property owners adjacent to the requested action identified in this application using the Land Roll database from the County Tax Office. If you would like to have additional persons or property owners notified, please provide a list of **additional persons to be notified**.

SHS111

_____ An **affidavit** stating the request is not in violation of restrictive or protective covenants. (See page 10)

SHS111

_____ **Cash or check** payable to the City of Gulfport in the amount of **\$75.00**

SHS111

_____ **I the owner/agent acknowledge this is a complete application**

Appeal of Planning Administrator Submissions

- Written request stating the nature of appeal, the specific ordinances and sections being appealed, and any permit numbers involved.
- Denied permit application being appealed and all supporting documentation including but not limited to any site plans and elevations. The maximum size for any documentation is 11 inches by 17 inches and may be submitted in digital pdf format on CD.

VARIANCE SUBMISSIONS

§ 811 Answer the following six questions individually and thoroughly as a separate attachment.

1. Demonstrate that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. (i.e., What is special about your property that you need to request a variance?)
2. Demonstrate that the special conditions and circumstances do not result from the actions of the applicant. (i.e., Show that you did not cause the need for the variance.)
3. Demonstrate that an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution. (i.e., Explain what your hardship is and why the property cannot comply with the zoning ordinance. Further, explain why this hardship is not commonly found on other properties?)
4. Demonstrate how the literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of the zoning ordinance. (i.e., Explain how the request meets the right of reasonable economic return and/or the right to reasonable development of your property which might generally be expected in your district.)
5. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and hardship. (i.e., Will you receive any special benefit that others who follow the Zoning Ordinance cannot receive?)
6. State whether the use proposed is permissible by right, with planning approval or by special exception with respect to uses of land or structures.



Covenant Affidavit

I, Sidney H. Smith III

PRINT NAME

being owner or agent of the property

12 Woodglen Drive
Gulfport MS 39507

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.

Sidney H. Smith III

Signature

02-02-2026

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 02 day of February, 2026

S. D. Smith, Jr.

Notary Public



Commission Expiration

Neighbor Acknowledgment for Variance Request

I, Jennifer Stewart, residing at 18 Woodglen Drive Gulfport MS 39507, acknowledge that I have been informed of the variance request submitted by Sidney H Smith III for the construction of an open-air outbuilding/carport on the existing concrete driveway located on the south side of their home at 12 Woodglen Drive Gulfport MS 39507.

I understand that:

- The proposed outbuilding/carport will be built entirely on the applicant's (property) existing concrete driveway.
- The structure will **not encroach** on my property line.
- A **gutter system** will be installed along the carport roof on the side nearest my property to ensure that rainwater is directed away from my property and does not create drainage issues.

I have no objection to the requested variance and support the applicant's plan as described above.

Neighbor Signature: _____

Date: _____

J Stewart
1/31/26

Revised Variance Request Letter

Judy & Sidney Smith
12 Woodglen Drive Gulfport Ms 39507
04/24/2026

Zoning Board of Appeals
Gulfport/Harrison County

RE: Variance Application for Property at 12 Woodglen Drive Gulfport Ms. 39507

Dear Board Members,

I am requesting a variance from Ordinance 2985 regarding the parking in transect zones/placement of an attached garage extending past front facade.

Due to the unique physical constraints of my property and the established character of our street, strict adherence to the current ordinance would result in an unnecessary hardship.

My request is based on the following specific conditions:

- **Unique Physical Hardship (Pie-Shaped Lot):** The subject property is uniquely pie-shaped, which significantly limits the building envelope toward the rear and sides of the home. Because the lot narrows, there is insufficient room to attach a garage to the side of the house without extending it beyond the front facade. This is the physical condition of the land itself and not a result of any action I have taken.
- **Deprivation of Rights:** The current ordinance deprives my wife and me of rights commonly enjoyed by our immediate neighbors. Many properties directly next door and across the street feature garages that extend beyond their front facades. Denying this variance would create a unique disadvantage for our parcel compared to the surrounding neighborhood.
- **Neighborhood Harmony and Value:** The proposed garage is designed to be in perfect harmony with the existing architecture of my house and the broader community. It will maintain a uniform appearance that adds value to the city at large. Furthermore, we have ensured the design maintains a clear visual and line-of-sight from one house to the next, preserving the open feel of the streetscape.
- **Neighbor Support:** I have consulted with my neighbors regarding this plan, and they have provided their permission and support for the build, agreeing that it does not adversely affect their rights or property enjoyment.

This variance represents the minimum relief necessary to allow for a functional garage that is consistent with the rest of our street. Thank you for your time and consideration.

Sincerely,
Sidney H Smith III
Judy A Smith

RESIDENTIAL SITE PLAN REVIEW

Issuer: Samuel Smith, Planner I

| | | | | |
|----------------------------|-------------------|---------------|------|-----------------|
| Date: | 4/24/2026 | ID: | 4056 | Status: Pending |
| Owner: | SIDNEY SMITH | | | |
| Contractor: | | | | |
| Parcel Number: | 0910P-05-006.000 | | | |
| Parcel Address: | 12 WOODGLEN DRIVE | | | |
| Legal Description: | N/A | | | |
| Building Type: | Residential | Single-family | | |
| Current Zoning: | T3 | T3 | | |
| Flood Zone: | X | | | |
| Airport Overlay Zone: | N/A | | | |
| City Council Ward: | 2 | | | |
| Corner Elevations: | | | | |
| Site Size: | 11,295.97 | Sq Ft | | |
| Building Square Footage: | 525.00 | | | |
| Building Coverage%: | less than 60% | | | |
| Finished Floor Elevations: | 26.9 | | | |

| | | |
|----------------------------|--------------------------------------|---|
| Front Setback: | 35.4' | Ordinance 2985 |
| Side Setback 1: | 6' | Parking in transect zones: i. For one and two family dwellings located in zones T2, T3, T4L and T4+, parking areas shall be located beyond the front façade of the principal structure except that driveway aprons and drop-offs may be located within the front yard setback. Garages (attached or detached) that open to the primary street and are flush with the front façade shall have a garage door that is in harmony with the design of the primary structure and the surrounding neighborhood. |
| Side Setback 2: | 98' | |
| Rear Setback: | 81' | |
| Height of Building: | 19'2" | |
| Permitted Use OK?: | Yes | Per the Director of Urban Development a variance for attached garage extending passed the front façade will need to approved by Zoning Board before the permit can be released. |
| Accessory Building: | N/A | |
| Abut Dedicated Street 35': | Yes | Per the Director of Urban Development a variance for attached garage extending passed the front façade will need to approved by Zoning Board before the permit can be released. |
| Visibility: | N/A | |
| Fences: | N/A | |
| # of Spaces Required: | 2 | |
| # of Spaces provided: | 2 | Per the Director of Urban Development a variance for attached garage extending passed the front façade will need to approved by Zoning Board before the permit can be released. |
| Space Size: | STANDARD | |
| Surface Material: | DRIVEWAY MUST BE CONCRETE OR ASPHALT | |
| Sidewalks: | MUST MEET ADA REGULATIONS | |

CONSTRUCTION PLANS

FOR

THE SMITH GARAGE ADDITION

12 WODGLEN DRIVE
 GULFPORT, MS. 39507
 TAX PARCEL # 0910P-05-006.000

DESIGNED BY



PUTTING DREAMS ON PAPER

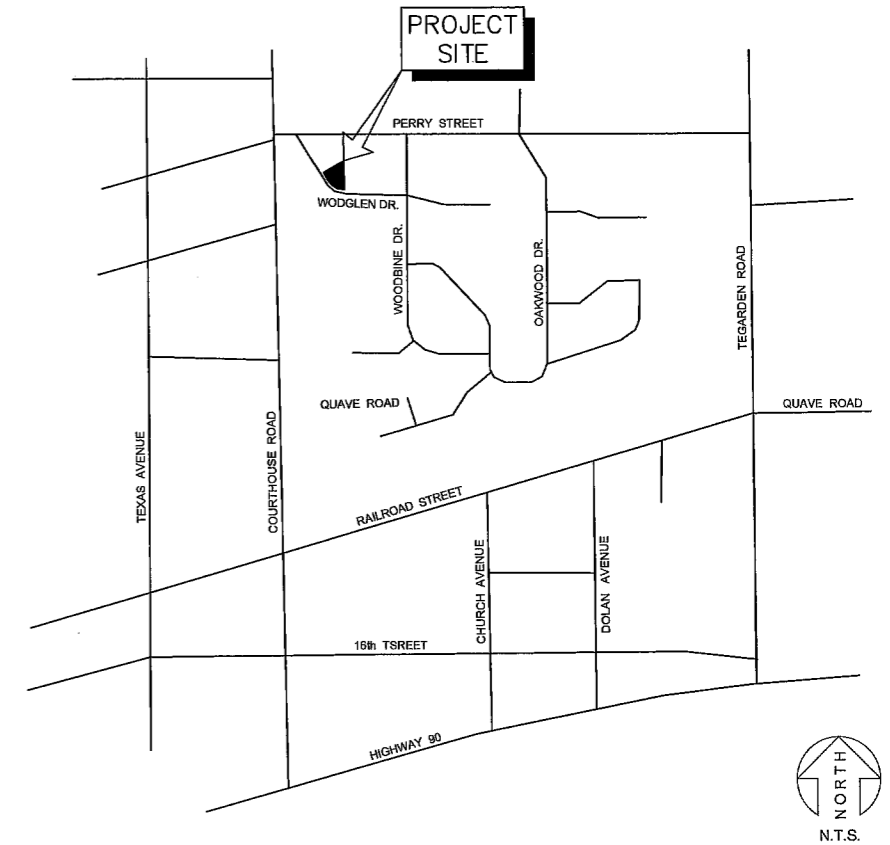
NOTES:

1. ARCHITECTURAL FINISHES PER OWNER AND CONTRACTOR.
2. ALL DETAILS OF CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE, LATEST EDITION, AND ALL APPLICABLE CODES THEREIN.
3. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, LATEST EDITION, LIFE SAFETY CODE, LATEST EDITION.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. ANY DEVIATIONS FROM THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING ANY AND ALL RESULTING EFFECTS TO OTHER TRADES WITHIN OR ABOUT THE CONSTRUCTION OF THE BUILDING.

© 2026 - DERN DESIGNS

BUILDING SHALL MEET REQUIREMENTS:
 2018 IRC
 2018 IPC
 2018 IBC
 2017 NEC
 2018 WFCM
 2014 ICC-600

VICINITY MAP



SHEET INDEX

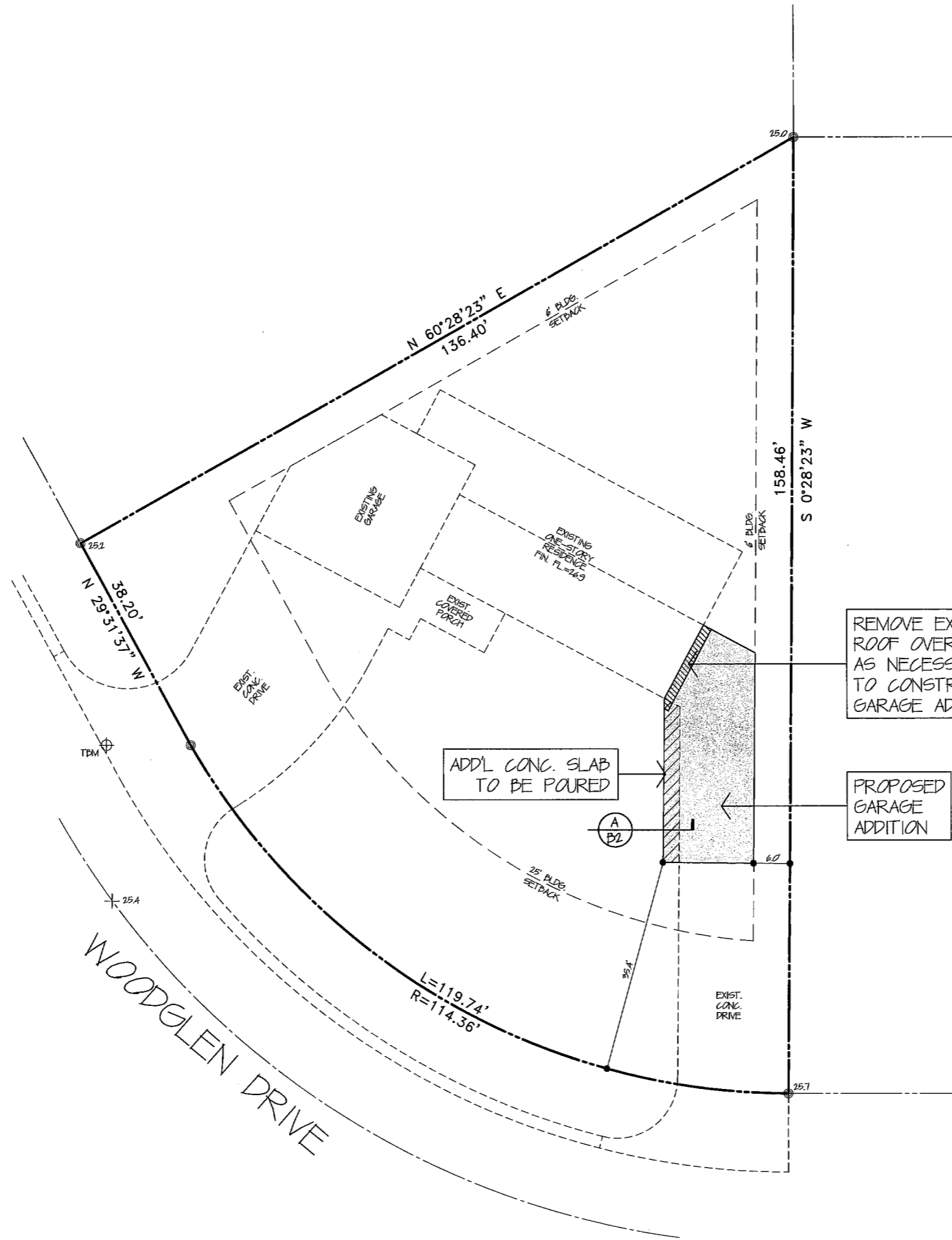
| | |
|-----------------------------------|----|
| TITLE, VICINITY MAP & SHEET INDEX | T1 |
| SITE PLAN | C1 |
| FLOOR PLAN & ELEVATIONS | B1 |
| SECTION & DETAILS | B2 |
| ELECTRICAL PLAN | E1 |

ATTENTION: NO CONSTRUCTION IS TO COMMENCE ON THIS PROJECT BEFORE THE APPROPRIATE PERMITS HAVE BEEN OBTAINED.

NO ON SITE SUPERVISION OR INSPECTIONS ARE PROVIDED WITH THE USE OF THESE PLANS BY THE DESIGNER. BUILDER/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS AND SIZES OF COMPONENTS ALONG WITH SITE CONDITIONS BEFORE STARTING CONSTRUCTION. BUILDER/CONTRACTOR SHALL SEE THAT CONSTRUCTION IS IN CONFORMANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), AND WITH THE COUNTY/CITY BUILDING INSPECTOR. THE USE OF THESE PLANS FOR CONSTRUCTION SHALL BE EVIDENCE THAT THE REQUIREMENTS STATED ARE ACCEPTED BY THE BUILDER/CONTRACTOR.

04/03/26

T1



BOUNDARY BASED ON SURVEY BY CASSADY-ACADIA LAND SURVEYING, LLC, AND DATED 06/17/2010.
THIS PARCEL IS LOCATED IN ZONE "X" FEMA FLOOD INSURANCE RATE MAP, HARRISON COUNTY, MISSISSIPPI, COMMUNITY PANEL NUMBER 28047C01486, REVISED: JULY, 2015 6/16/2009.

NOTES:
1. CURRENT ZONING RESIDENTIAL T-3
SETBACKS: FRONT = 20'
SIDES = 6'
REAR = 6'

TPM - PAINT MARK IN GUTTER PAN
NAVD 83 ELEVATION = 24.67

REMOVE EXIST. ROOF OVERHANG AS NECESSARY TO CONSTRUCT GARAGE ADDITION

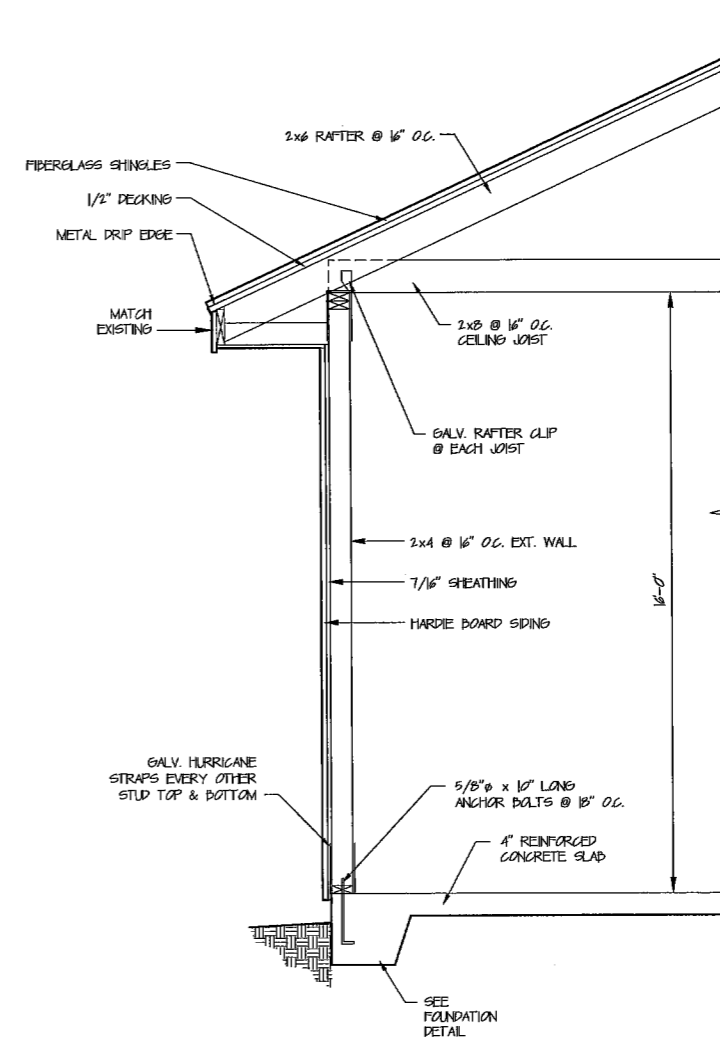
ADD'L CONC. SLAB TO BE POURED

PROPOSED GARAGE ADDITION

NOTES:
1. THIS PLAN DOES NOT REQUIRE CONNECTIONS TO EXISTING WATER OR SEWER SERVICES.
2. SPOT GRADES AND FINISHED FLOOR ELEVATIONS PROVIDED BY PROFESSIONAL LAND SURVEYOR
3. LOT COVERAGE PER CODE = 60%. ACTUAL COVERAGE WITH NEW GARAGE ADDITION = 40%

| |
|-------------------|
| DRAWN BY: KED |
| DATE: APRIL, 2016 |
| SCALE: 1"=10' |
| REVISED: |

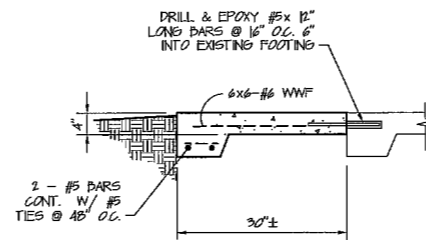
PLANS FOR
THE SMITH GARAGE ADDITION
12 WOODGLEN DRIVE
GULFPORT, MS. 39507



TYP. EXTERIOR WALL SECTION

SCALE: 1/2"=1'-0"

NOTE: ADDITION MUST MEET 160 MPH WINDLOAD.



ADDITIONAL SLAB

SCALE: 3/4"=1'-0"



| JOISTS AND RAFTERS | | | | | |
|----------------------|--------------|----------------------|--------------|---------------------|--------------|
| FLOOR JOISTS | 4LL100L1/240 | CEILING JOISTS | 2LL100L1/240 | ROOF RAFTERS | 2LL100L1/240 |
| SIZE AND SPACING | MAX SPAN | SIZE AND SPACING | MAX SPAN | SIZE AND SPACING | MAX SPAN |
| 2" x 8" AT 16" O.C. | 12'-10" | 2" x 6" AT 16" O.C. | 15'-6" | 2" x 6" AT 12" O.C. | 15'-6" |
| 2" x 10" AT 16" O.C. | 16'-1" | 2" x 8" AT 16" O.C. | 17'-5" | 2" x 6" AT 16" O.C. | 14'-1" |
| 2" x 12" AT 16" O.C. | 18'-10" | 2" x 10" AT 16" O.C. | 20'-9" | 2" x 6" AT 24" O.C. | 11'-9" |

SPANS ARE BASED ON No. 2 SOUTHERN PINE MAXIMUM SPANS BY THE SOUTHERN PINE MARKETING COUNCIL. USE JOIST HANGERS TO CONNECT CEILING JOISTS TO BEAMS. ALL LAMINATED BEAMS SHALL BE CONNECTED TO SOLID WOOD COLUMNS (4x4 MIN) WITH STEEL FASTENERS AS RECOMMENDED BY BEAM MANUFACTURER.

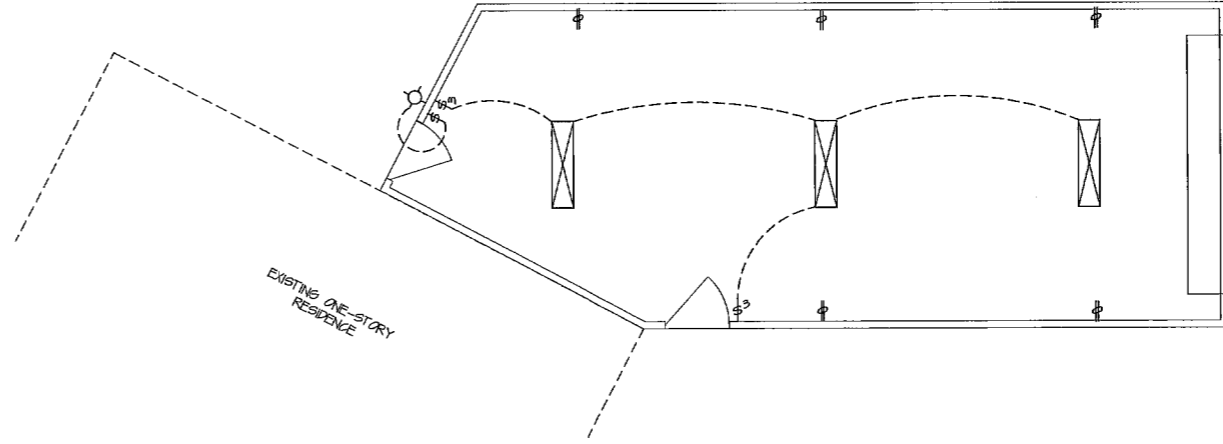
DISCLAIMER: NO ON SITE SUPERVISION OR INSPECTIONS ARE PROVIDED WITH THE USE OF THESE PLANS BY THE DESIGNER. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS AND SIZES OF COMPONENTS ALONG WITH SITE CONDITIONS BEFORE STARTING CONSTRUCTION. THE CONTRACTOR SHALL SEE THAT CONSTRUCTION IS IN CONFORMANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND WITH THE COUNTY/CITY BUILDING DEPARTMENT. THE USE OF THESE PLANS FOR CONSTRUCTION SHALL BE EVIDENCE THAT THE CONTRACTOR HAS ACCEPTED THE USE OF THESE PLANS FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS.

DRAWN BY: KED
 DATE: APRIL 2014
 SCALE: SHOWN
 REVISED:

PLANS FOR
THE SMITH GARAGE ADDITION
 12 WOODGLEN DRIVE
 GULFPORT, MS. 39507

DETAILS

B2



ELECTRICAL PLAN
SCALE: 1/4"=1'-0"



| LEGEND | |
|--------|-------------------------------|
| | 10V DUPLEX OUTLET |
| | GROUND FAULT OUTLET |
| | SWITCH |
| | 3-WAY SWITCH |
| | LIGHT FIXTURE (CEILING MOUNT) |
| | FLUORESCENT FIXTURE |

DISCLAIMER: NO SITE SUPERVISION OR INSPECTIONS ARE PROVIDED WITH THE USE OF THESE PLANS BY THE DESIGNER. BUILDER/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS AND SIZES OF COMPONENTS ALONG WITH SITE CONDITIONS BEFORE STARTING CONSTRUCTION. BUILDER/CONTRACTOR SHALL SEE THAT CONSTRUCTION IS IN CONFORMANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), AND WITH THE COUNTY/CITY BUILDING INSPECTOR. THE USE OF THESE PLANS FOR CONSTRUCTION SHALL BE EVIDENCE THAT THE REQUIREMENTS STATED ARE ACCEPTED BY THE BUILDER/CONTRACTOR.

| |
|-------------------|
| DRAWN BY: KD |
| DATE: APRIL, 2024 |
| SCALE: 1/4"=1'-0" |
| REVISED: |

PLANS FOR
THE SMITH GARAGE ADDITION
12 WOODGLEN DRIVE
GULFPORT, MS. 39507

**ELECTRICAL
PLAN**

REFERENCES

DESIGN & CONSTRUCTION:

THE INTERNATIONAL RESIDENTIAL CODE: 2018 EDITION
 ACI 318-02 EDITION - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
 ACI 530-02 EDITION - SPECIFICATIONS FOR MASONRY STRUCTURES.
 ASTM C90, C270 AND C476 SPECIFICATIONS FOR MASONRY STRUCTURES
 NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION LATEST EDITION AND ALL ACCOMPANYING SUPPLEMENTS.
 AISI 303-05 - CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES
 AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL OF STEEL CONSTRUCTION (LRFD OR ASD METHOD)
 IF A CONFLICT ARISES BETWEEN THESE DRAWINGS AND THE APPLICABLE CODE, THE MORE STRINGENT OF THE TWO SHALL GOVERN.

GEOMETRIC CONTROL:

ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NAVD 1988). SURVEY INFORMATION TO BE PROVIDED BY OWNER/CONTRACTOR.
 THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING GEOMETRIC CONTROL OF THE PROJECT AND PROVIDING A SET OF AS-BUILT DRAWINGS TO THE DESIGNER ONCE CONSTRUCTION IS COMPLETE.
 CONTRACTOR RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND NOTIFYING THE DESIGNER OF ANY DISCREPANCIES PRIOR TO COMMENCING CONSTRUCTION.
 CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS OF CONSTRUCTION.

SHOP DRAWINGS:

STRUCTURAL SHOP DRAWINGS ARE REQUIRED ON THE ROOF SYSTEM, STEEL FRAMING, STEEL REINFORCEMENT, AND ALL SYSTEMS, COMPONENTS AND/OR ITEMS IDENTIFIED AS "BY OTHERS" OR INTENDED BY THE PLANS TO BE DESIGNED BY OTHERS.
 THERE SHALL NOT BE ANY DEVIATIONS FROM THESE DESIGN PLANS BY OTHERS DURING THE PREPARATION OF SHOP DRAWINGS WITHOUT WRITTEN APPROVAL FROM THE DESIGNER OF RECORD.
 ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO THE DESIGNER OF RECORD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 ALL SHOP DRAWINGS ARE TO BE SIGNED AND SEALED AND SHALL INCLUDE: DRAWINGS AND CALCULATIONS, REACTIONS AND BEARING POINTS, BRACING REQUIREMENTS, LIFTING LOCATIONS, AND CONNECTIONS TO SUPPORTING TRUSS MEMBERS.

DESIGN METHODS

LOAD FACTOR DESIGN:

THE LOAD FACTOR DESIGN METHOD WAS USED TO DESIGN: CAST-IN-PLACE CONCRETE INTERIOR AND EXTERIOR WOOD FRAMING, ROOF FRAMING, SHEATHING AND UPLIFT STRUCTURAL STEEL COMPONENTS, FASTENERS, & TIE DOWNS

SERVICE LOAD DESIGN:

THE LOAD FACTOR DESIGN METHOD WAS USED TO DESIGN: CAST-IN-PLACE CONCRETE SLABS AND FOOTINGS

LOAD FACTORS AND COMBINATIONS:

THE FOLLOWING LOAD COMBINATIONS WERE DESIGNED FOR SERVICE LOAD DESIGN:
 TOTAL DL
 TOTAL DL + FLOOR LL + ROOF LL
 TOTAL DL + FLOOR LL + WL + ROOF LL
 TOTAL (0.6)DL + WL

IN THE CASE OF WIND LOADS, AN ALLOWABLE OVER STRESS OF 133% CAN BE CONSIDERED.

ALL ROOF AND FLOOR TRUSSES SHALL BE DESIGNED BY OTHERS TO RESIST THE WORST LOAD COMBINATION RESULTING IN THE MAXIMUM STRESSES PLACED ON THAT COMPONENT. BOTH PARTIAL, FULL, AND ALTERNATING SPAN LOADING ARE TO BE CONSIDERED.

FOUNDATION DESIGN ASSUMPTIONS:

THE FOUNDATION(S) ARE DESIGNED BASED ON THE BEARING CAPACITY OF 1,600 POUNDS PER SQUARE FOOT.

TERMITE PROTECTION

CERTIFICATE OF PROTECTIVE TREATMENT FOR PREVENTION OF TERMITES:

A WEATHER RESISTANT JOBSITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, IDENTITY OF THE APPLICATOR, TIME AND DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PRECENT CONCENTRATION AND NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL UNDER SLABS AND FOOTINGS

NOTICE OF TERMITE PROTECTION:

A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRICAL PANEL.

IN ORDER TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, CLEARANCE BETWEEN EXTERIOR WALL COVERINGS AND FINAL EARTH GRADE ON THE EXTERIOR OF THE BUILDING SHALL NOT BE LESS THAN SIX (6) INCHES.

TERMITE PROTECTION:

TERMITE PROTECTION SHALL BE PROVIDED - FLOOR FRAMING OF NATURALLY DURABLE WOOD, PRESERVATIVE-TREATED WOOD, SOIL TREATMENT OR OTHER APPROVED METHODS.

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.

PREPERATION OF BUILDING SITE AND REMOVAL OF DEBRIS:

IN ORDER TO REDUCE CHANCES OF TERMITE INFESTATION, NO WOOD, VEGETATION, STUMPS, DEAD ROOTS, CARDBOARD, TRASH, OR OTHER CELLULOSE-CONTAINING MATERIAL SHALL BE BURIED ON THE BUILDING LOT WITHIN FIFTEEN (15) FEET OF ANY BUILDING OR THE POSITION OF ANY BUILDING PROPOSED TO BE BUILT.

DESIGN LOADS / SPECIFICATIONS

DEAD LOADS:

UNIT WEIGHT OF SOIL, COMPACTED: 120 PCF
 UNIT WEIGHT OF REINFORCED CONCRETE: 150 PCF
 UNIT WEIGHT OF 8" C.M.U. BLOCK: 55 PSF
 MAIN FLOOR SUPERIMPOSED LOAD: 20 PSF
 MAIN FLOOR SELF WEIGHT: 150 PSF
 UNIT WEIGHT OF 2x4 PARTITION WALLS: 8 PLF
 UNIT WEIGHT OF 2x6 BEARING WALLS: 12 PLF
 2ND FLOOR SELF WEIGHT: 8 PSF
 2ND FLOOR SUPERIMPOSED LOAD: 20 PSF
 ROOF SELF WEIGHT: 20 PSF
 ROOF SUPERIMPOSED LOAD: 20 PSF
 FLOOR TRUSS
 TOP CHORD MINIMUM: 25 PSF
 BOTTOM CHORD MINIMUM: 5 PSF
 ROOF TRUSS
 TOP CHORD MINIMUM: 20 PSF
 BOTTOM CHORD MINIMUM: 10 PSF

LIVE LOADS:

SIDEWALK AND DRIVEWAY LOAD: 200 PSF
 GARAGE LOADS: 50 PSF
 CORRIDORS AND BATHROOMS: 80 PSF
 PARTITIONED ROOMS: 40 PSF
 BALCONY AND DECKS: 100 PSF
 STAIRWAYS AND LANDINGS: 100 PSF
 ROOF: 20 PSF
 FLOOR TRUSS
 TOP CHORD MINIMUM: 40 PSF
 BOTTOM CHORD MINIMUM: 10 PSF
 ROOF TRUSS
 TOP CHORD MINIMUM: 20 PSF
 BOTTOM CHORD MINIMUM: 10 PSF
 ATTIC WITHOUT STORAGE: 10 PSF

RAILING LOADS:

ALL RAILING AND GUARD RAIL SYSTEMS ARE TO BE DESIGNED TO WITHSTAND A CONCENTRATED LOAD OF 200 POUNDS APPLIED AT ANY POINT AND IN ANY DIRECTION.

WIND LOADS:

UPLIFT VALUES AND/OR REQUIRED UPLIFT CONNECTORS ARE SHOWN ON THE DRAWINGS.
 WIND LOAD - BASED ON A 160 MPH, 3-SEC WIND GUST AND PERFORMED IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE CHAPTER 3
 WIND DESIGN CONDUCTED WITH IMPORTANCE FACTOR OF 1.0, EXPOSURE CATEGORY "B" AND APPLICABLE INTERNAL PRESSURE COEFFICIENT OF 0.18
 BUILDING TYPE = ENCLOSED

COMPONENTS AND CLADDING WIND PRESSURES (MINIMUMS IN PSF)

| AREA=20 SQ FT | DOWN / WINDWARD | UPLIFT / LEEWARD |
|---------------|-----------------|------------------|
| | | |
| ZONE 1 | 29.9 | -50.4 |
| ZONE 2 | 29.9 | -99.4 |
| ZONE 3 | 29.9 | -99.4 |
| ZONE 4 | 54.2 | -59.0 |
| ZONE 5 | 54.2 | -70.7 |

(SEE TABLES R301.2 (2) AND TABLE R301.2 (3))

THERMAL FORCES:

SEASONAL VARIATION FOR DESIGN AND CONSTRUCTION:
 MEDIAN TEMPERATURE: 75 F
 TEMPERATURE RISE: 25 F
 TEMPERATURE FALL: 35 F
 MEDIAN RELATIVE HUMIDITY: 75%

CREEP AND SHRINKAGE:

ALL LOSSES IN ACCORDANCE WITH ACI 318-02 EDITION

SEISMIC LOADS:

SEISMIC SITE CLASS 'A'

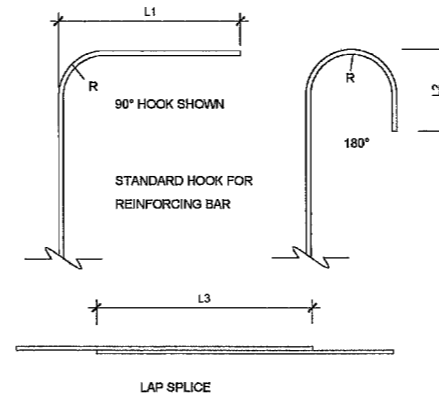
MATERIALS

REINFORCING STEEL:

REINFORCING STEEL SHALL BE ASTM A615 GRADE 60, $F_y = 60$ KSI UNLESS OTHERWISE NOTED.
 REINFORCING LAP SPLICES SHALL BE 48 BAR DIAMETERS IN LENGTH UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS PERTAINING TO THE LOCATION OF REINFORCING ARE TO THE CENTERLINE OF EACH BAR EXCEPT WHERE THE COVER DIMENSION IS SHOWN FROM THE SIDE OF THE BAR TO THE FACE OF THE CONCRETE.
 REINFORCING DETAIL DIMENSIONS ARE OUT TO OUT OF BARS.
 REINFORCING MECHANICAL COUPLERS ARE TO DEVELOP 125% OF THE REQUIRED YIELD STRENGTH OF THE BAR AND ARE TO BE APPROVED BY THE DESIGNER OF RECORD.

DESIGN COVER REQUIREMENTS:

C-I-P CONCRETE FORMED AGAINST EARTH: 3"
 C-I-P CONCRETE EXPOSED TO EXTERIOR: 2"
 C-I-P CONCRETE NOT EXPOSED: 1 1/2"
 GROUT FILLED MASONRY: 1 1/2"
 PRE STRESSED CONCRETE LINTELS: 1 1/2"
 PRE CAST GROUT FILLED LINTELS: 1 1/2"



| RECOMMENED END HOOKS AND LAP LENGTHS | | | | |
|--------------------------------------|----------------|----------------|----------------|--------|
| BAR SIZE | 90° HOOK | 180° HOOK | LAP | RADIUS |
| | L ₁ | L ₂ | L ₃ | R |
| #3 | 6" | 5" | 18" | 1 1/4" |
| #4 | 8" | 6" | 24" | 1-1/2" |
| #5 | 10" | 7" | 30" | 2" |
| #6 | 12" | 8" | 36" | 2-1/4" |
| #7 | 14" | 10" | 48" | 2-3/4" |
| #8 | 16" | 11" | 55" | 3" |
| #9 | 18" | 15" | 62" | 4-3/4" |
| #10 | 22" | 17" | 69" | 5-1/2" |
| #11 | 24" | 21" | 77" | 6-1/2" |

STEEL LAP AND BEND

NTS
 CONCRETE:

| MATERIAL | MIN. 28 DAY DESIGN (F) | MODULUS OF ELASTICITY DESIGN (E) |
|-------------------------------|------------------------|----------------------------------|
| C-I-P CONCRETE | 3,500 Psi | 3,122 Ksi |
| C-I-P GROUT | 2,000 Psi | 2,550 Ksi |
| PRE-CAST CONCRETE LINTELS | 3,000 Psi | 3,122Ksi |
| PRE-STRESSED CONCRETE LINTELS | 5,000 Psi | 4,031 Ksi |

CONCRETE SHALL CONSIST OF 3/4" MAXIMUM AGGREGATE CONCRETE MIX WITH SLUMP BETWEEN 6" AND 7" AT TIME OF PLACEMENT. SEE ACI SPECIFICATIONS FOR ADDITIONAL CRITERIA.

GROUT SHALL CONSIST OF PEA ROCK (3/8" MAXIMUM AGGREGATE) CONCRETE MIX WITH SLUMP BETWEEN 8" AND 10" AT TIME OF PLACEMENT. SEE ACI, ASTM SPECIFICATIONS FOR ADDITIONAL CRITERIA.

CONSTRUCTION JOINTS ARE TO BE PROVIDED IN ACCORDANCE WITH THE DESIGN CODES AND GUIDELINES AT THE DESIGNERS DIRECTION.

METHOD OF CONCRETE FORMING, PLACEMENT AND CURING SHALL BE CONDUCTED IN ACCORDANCE WITH THE ACI, ASTM SPECIFICATIONS AS STATED.

CONCRETE MASONRY:

| MATERIAL | | MIN. 28 DAY DESIGN | TYPE |
|-------------------------------------|-------------------|--------------------|------|
| LOAD BEARING CONCRETE MASONRY BLOCK | F _m = | 1,900 Psi | II |
| MORTAR: ASTM C270 | F _{'o} = | 2,000 Psi | S |

LOAD BEARING CONCRETE MASONRY BLOCK SHALL BE ASTM C90, TYPE II NON-MOISTURE CONTROLLED.

ADMIXTURES ARE NOT TO BE ADDED TO THE MORTAR WITHOUT WRITTEN APPROVAL FROM THE DESIGNER OF RECORD.

THE AGGREGATE STRENGTH OF THE BLOCK AND MORTAR SHALL BE F_m = 1,800 PSI MINIMUM.

METHOD OF CONCRETE MASONRY PLACEMENT AND CONSTRUCTION SHALL BE CONDUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AS STATED.

JOINT REINFORCING SHALL CONSIST OF "LADUR-TYPE" BY DURO-WALL OR EQUAL WITH ASTM A641, CLASS 1 GALVANIZED COATING. PLACE AT 16" O.C. VERTICALLY, FULLY EMBEDDED IN MORTAR JOINT. LAP 6" MINIMUM AT MASONRY WALL CORNERS AND INTERSECTIONS. PROVIDE FABRICATED ELLS, TEES OR BENDS OF DISCONTINUOUS WIRES TO PROVIDE 3" HOOK AT OUTSIDE OF CORNERS. EMBED REINFORCING 6" MINIMUM INTO THE COLUMNS AT CORNERS AND END OF WALLS. CONTINUE REINFORCING THROUGH THE COLUMNS AWAY FROM WALL ENDS.

STRUCTURAL LUMBER:

TABLE VALUES ARE MINIMUMS AND ARE BASED ON SOUTHERN PINE No. 2 GRADE.

| COMPONENT | MINIMUM DESIGN VALUES | | | MODULUS OF ELASTICITY (E) |
|------------------------------|---------------------------|---------------------------|-------------------------|---------------------------|
| | BENDING (F _b) | TENSION (F _t) | SHEAR (F _v) | |
| INTERIOR FRAMING 2x(4) | 1,300 Psi | 775 Psi | 175 Psi | 1,400 Ksi |
| EXTERIOR FRAMING 2x(6 AND 8) | 1,050 Psi | 625 Psi | 175 Psi | 1,400 Ksi |
| FLOOR FRAMING 2x(8 AND 10) | 925 Psi | 550 Psi | 175 Psi | 1,400 Ksi |

ALL PLYWOOD USED FOR EXTERIOR APPLICATIONS SHALL CONFORM TO VOLUNTARY PRODUCT STANDARD PS 1-83 AND SHALL BE APA RATED SHEATHING EXP 3.

ALL PLYWOOD USED FOR INTERIOR APPLICATIONS SUCH AS SUB FLOORING AND SHEAR WALLS SHALL CONFORM TO VOLUNTARY PRODUCT STANDARD PS 1-83 AND SHALL BE PA RATED SHEATHING EXP 1 OR 2.

ONLY STRUCTURAL LUMBER TO BE USED FOR AN EXTERIOR APPLICATION AND IN CONTACT WITH CONCRETE IS TO RECEIVE A STANDARD GRADE PRESSURE TREATING EXCEPT FOR THE PORCH WHERE ALL COMPONENTS SHALL BE PRESURE TREATED.

PRESSURE TREATED STRUCTURAL LUMBER IS NOT TO BE USED FOR ANY INTERIOR FRAMING.

STRUCTURAL STEEL COMPONENTS, FASTENERS AND TIE DOWNS:

SHAPES, ANGLES, CHANNELS: ASTM A36 F_y = 36 Ksi
 ROUND AND SQUARE METAL PIPE: ASTM A53, GRADE B F_y = 36 Ksi
 SQUARE METAL TUBING: ASTM A500, GRADE B F_y = 38Ksi

FASTENERS AND TIE DOWNS SHALL CONSIST OF BUT ARE NOT LIMITED TO:

HIGH STRENGTH BOLTS: ASTM A325 or F1554 GRADE 50
 MACHINE BOLTS: GALVANIZED ASTM A307

SHEET METAL ACCESSORIES SHALL CONFORM TO: ASTM A446 OR ASTM A526 F_y = 33 Ksi WITH G90 GALVANIZED COATING IN ACCORDANCE WITH ASTM A525.

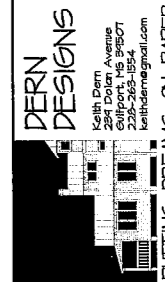
NAILS SHALL CONSIST OF COMMON WIRE NAILS WITH MINIMUM DIAMETER AS FOLLOWS: 8d = 0.131", 10d = 0.148", 16d = 0.162".

ALL FASTENERS AND TIE DOWNS EMBEDDED IN CONCRETE OR USED IN AN EXTERIOR APPLICATION ARE TO RECEIVE AN ANTI-CORROSIVE COATING PRIOR TO INSTALLATION.

ALL FASTENERS AND TIE DOWNS ARE TO PROVIDE THE UPLIFT CAPACITY CALLED FOR IN THE PLANS AS A MINIMUM.

ALL FASTENER TIE DOWNS, BEAM HANGERS, JOIST HANGERS, AND FLOOR TRUSS STRAPPING ARE TO BE INSTALLED IN ACCORDANCE WITH THE PLANS AND MANUFACTURE'S SPECIFICATIONS.

CONCRETE EMBEDDED 'J' BOLTS USED FOR UPLIFT ARE TO BE WET SET PRIOR TO INITIAL SET OF THE CONCRETE, SPACING AND ALIGNMENT ARE TO BE IN ACCORDANCE WITH THE DESIGN PLANS.



PUTTING DREAMS ON PAPER

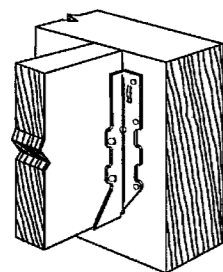
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DRAWN BY: KED
 DATE: APR. 2024
 SCALE: SHOWN
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PLANS FOR
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 12 WOODGLEN DRIVE
 GULFPORT, MS. 39507

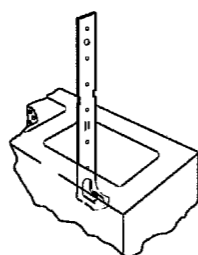
DESIGN
 DETAILS

DDI1



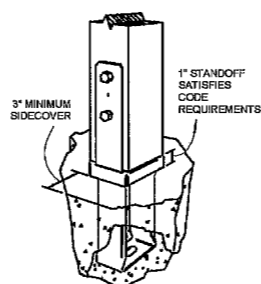
HUS26
Simpson Strong-Tie

HUS48 (SIMILAR)
Simpson Strong-Tie



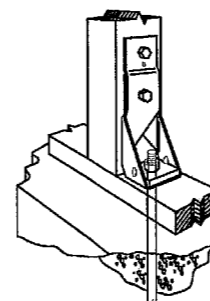
3 HETA 20

8 HHETA 24(SIMILAR)
Simpson Strong-Tie

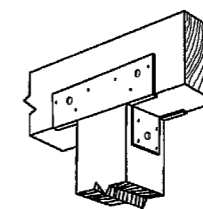


12 CB44
Simpson Strong-Tie

13 CB66
Simpson Strong-Tie



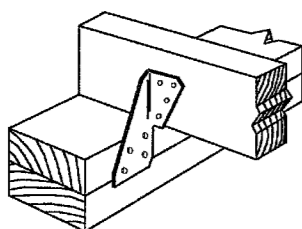
19 HD5A
Simpson Strong-Tie



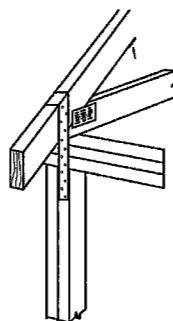
20 PC44
Simpson Strong-Tie

21 PC66 (SIMILAR)
Simpson Strong-Tie

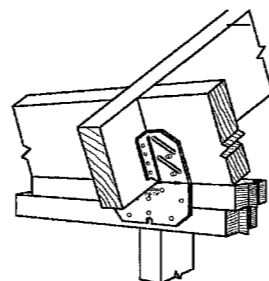
22 PC88 (SIMILAR)
Simpson Strong-Tie



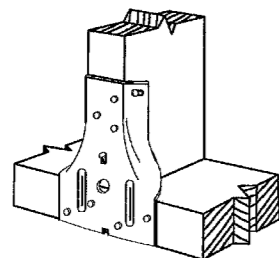
4 H5
Simpson Strong-Tie



5 HTS20
Simpson Strong-Tie



7 H10
Simpson Strong-Tie



10 SP1
Simpson Strong-Tie

11 SP2 (SIMILAR)
Simpson Strong-Tie

WOOD CONNECTOR SCHEDULE (SIMPSON STRONG-TIE)

NOTE: FASTENERS OF EQUAL OR GREATER STRENGTH MAY BE SUBSTITUTED FOR THOSE SPECIFIED

| | UPLIFT | LOAD | LATERAL | FASTENERS |
|-------------------------|--------|-------|---------|--|
| 1 HUS26 | 1550 | 3205 | - | 14-16d HEADER 6-16d JOIST |
| 2 HUS48 | 1550 | 1505 | - | 6-16d HEADER 6-16d JOIST |
| 3 HETA20 | 1625 | - | 335 | 10-10d x 1 1/2" |
| 4 H5 | 465 | - | 200 | 4-8d RAFTER 4-8d PLATE |
| 5 HTS20 | 1450 | - | - | 10-10d TRUSS 10-10d STUD |
| 6 (2) HTS20 | 2900 | - | - | 20-10d TRUSS 20-10d STUD |
| 7 H10 | 915 | - | - | 8-8d x 1 1/2" PLATES |
| 8 HHETA 24 (2 OR 3 PLY) | 1860 | - | 730 | 15-16d |
| 9 HUS 28 | 2000 | 3380 | - | 22-16d HEADER 8-16d JOIST |
| 10 SP1 | 585 | - | - | 6-10d STUD 4-10d PLATE |
| 11 SP2 | 1065 | - | - | 6-10d STUD 6-10d PLATE |
| 12 CB44 | 4200 | - | - | 12-16d |
| 13 CB66 | 4200 | - | - | 12-16d |
| 14 WB126 | - | - | - | 3-16d PLATES 1-8d STUDS |
| 15 WB143C | - | - | - | 3-16d PLATES 1-8d STUDS |
| 16 HGUS 410 | 3,630 | 8,780 | - | 46-16d FACE 16-16d JOISTS |
| 17 HGT-2 | 10,580 | - | - | 16-10d TRUSS, 2-3/4 ATR MASONRY |
| 18 WM | - | 4175 | - | 12-16d DPLX 2-10X1 1/2 JOIST |
| 19 HD5A | 7410 | - | - | TWO - 3/4" DIA ANCHOR BOLTS |
| 20 PC44 | 1470 | - | 925 | A- 4-16d B- 6-16d C- 4-16d |
| 21 PC66 | 1470 | - | 925 | A- 4-16d B- 6-16d C- 4-16d |
| 22 PC88 | 1470 | - | 925 | A- 4-16d B- 6-16d C- 4-16d |
| 23 LGT1 | 2050 | - | - | |
| 24 MGT | 3965 | - | - | 22-10d GIRDER |
| 25 CS16 | 1650 | 1600 | - | 28 - 8d 14 EACH STUD |
| 26 (2) LSTA 21 | 2470 | - | - | 16-10d EACH STRAP |
| 27 MSTA 21 | 1270 | - | - | 16-10d |
| 28 (2) MSTA 21 | 2540 | - | - | 16-10d EACH STRAP |
| 29 STHD14RJ | 4160 | - | - | 38-16d |
| 30 LGT 2 | 6342 | 2050 | - | 14-16d SINKER WOOD 14-16d SINKER GIRDER |
| 31 MSC4 | 5095 | - | - | 74-16d |
| 32 THJA6 | 785 | 2800 | - | |

NOTE: CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND PROJECT DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES, THE CONTRACTOR IS TO NOTIFY THE ENGINEER OF RECORD BEFORE COMMENCING WORK.

GENERAL

FINAL COLUMN AND CONNECTOR LOCATIONS ARE TO BE FIELD VERIFIED AND TO BE PLACED AND CENTERED ON EACH LOAD (U.O.N.)

CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. IF THERE ARE ANY DISCREPANCIES, NOTIFY THE ENGINEER OF RECORD PRIOR TO COMMENCING CONSTRUCTION.

C.I.P. CONCRETE COLUMN FOUNDATIONS SUPPORTING WOOD FLOOR FRAMES

FOR CONCRETE CAST-IN-PLACE COLUMN FOUNDATION WITH WOOD GIRDERS, A SIMPSON HHETA24 FASTENER (OR EQUIVALENT) IS TO BE USED TO ATTACH THE WOOD GIRDER TO EACH INTERIOR AND EXTERIOR CONCRETE COLUMN.

PORCH COLUMNS

4" X 4" WOOD PORCH COLUMNS SHALL BE ATTACHED TO CONCRETE FOUNDATIONS WITH A SIMPSON CB44 (OR EQUIVALENT) UNLESS OTHERWISE NOTED. (NOT USED)

THE TOP OF 4"X4" WOOD PORCH COLUMNS SHALL BE ATTACHED TO THE ROOF SUPPORT BEAM USING A SIMPSON PC44 (OR EQUIVALENT) UNLESS OTHERWISE NOTED. (NOT USED)

RAFTERS

ALL RAFTERS SUPPORTED BY AN EXTERIOR WALL SHALL BE ATTACHED TO THE EXTERIOR WALL FRAMING WITH A SIMPSON HTS20 (OR EQUIVALENT) WITH 7-10d X 1-1/2" NAILS EACH TO THE WALL FRAMING AND RAFTER ALONG WITH CONTINUOUS EDGE BLOCKING UNLESS OTHERWISE NOTED.

RAFTERS SUPPORTED BY A WOODEN PORCH BEAM SHALL BE ATTACHED TO THE BEAM WITH A SIMPSON MTS12 (OR EQUIVALENT) WITH 10-10d X 1-1/2" NAILS EACH TO THE BEAM AND RAFTER UNLESS OTHERWISE NOTED.

JOISTS

PORCH CEILING JOISTS SHALL BE ATTACHED TO THE ROOF SUPPORT BEAM AND THE TOP OF THE EXTERIOR WALL WITH A SIMPSON MTS12 (OR EQUIVALENT) WITH 7-10d X 1-1/2" NAILS EACH TO THE BEAM AND WALL UNLESS OTHERWISE NOTED.

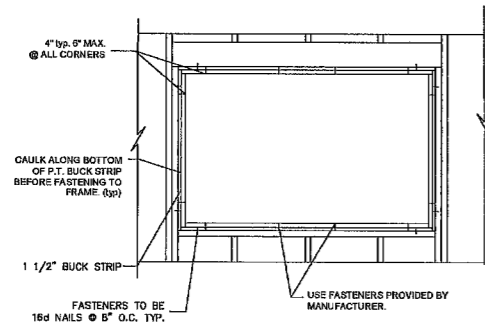
DISCLAIMER: NO ON SITE SUPERVISION OR INSPECTIONS ARE PROVIDED WITH THE USE OF THESE PLANS BY THE DESIGNER. BUILDER/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS AND SIZES OF COMPONENTS AGAINST SITE CONDITIONS BEFORE STARTING CONSTRUCTION. BUILDER/CONTRACTOR SHALL SEE THAT CONSTRUCTION IS IN CONFORMANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), AND WITH THE COUNTY/CITY BUILDING INSPECTOR. THE USE OF THESE PLANS FOR CONSTRUCTION SHALL BE EVIDENCE THAT THE REQUIREMENTS STATED ARE ACCEPTED BY THE BUILDER/CONTRACTOR.

DRAWN BY: KED
DATE: APRIL 2024
SCALE: SHOWN
REVISED:

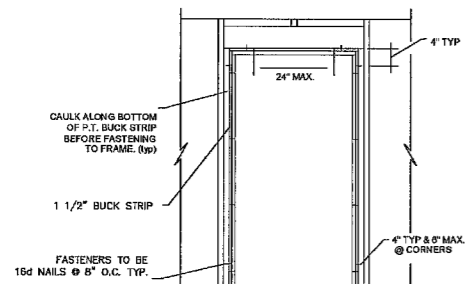
PLANS FOR
THE SMITH GARAGE ADDITION
12 WOODGLEN DRIVE
GULFPORT, MS. 39507

DESIGN
DETAILS

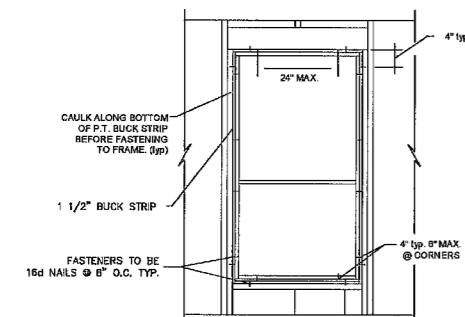
DD2



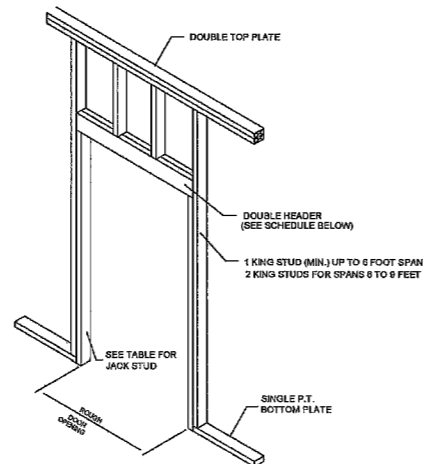
TYP. HORIZONTAL WINDOW TO FRAME
NTS



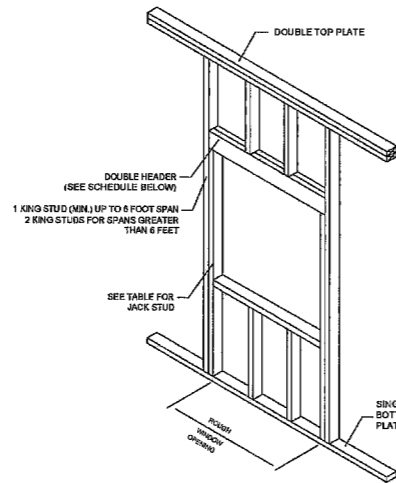
TYP. DOOR TO FRAME
NTS



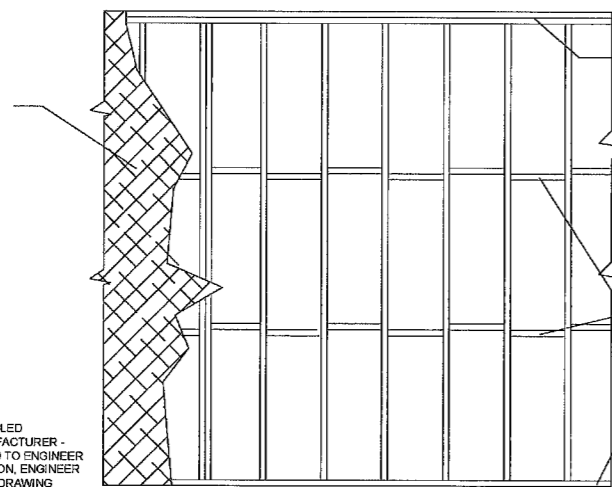
TYP. SINGLE HUNG WINDOW TO FRAME
NTS



DOOR FRAME HEADER INSTALLATION (TYP)
SCALE: N.T.S.



WINDOW FRAME HEADER INSTALLATION (TYP)
SCALE: N.T.S.



TYPICAL FRAME SHEAR WALL
NTS

QUICK TIE PRODUCT TO BE INSTALLED AS DIRECTED BY PRODUCT MANUFACTURER - SHOP DRAWINGS TO BE PROVIDED TO ENGINEER OF RECORD PRIOR TO INSTALLATION. ENGINEER SUBMITTAL APPROVAL AND SHOP DRAWING TO BE POSTED ON JOB SITE AS REFERENCE MATERIAL FOR HARRISON COUNTY INSPECTOR.

SHEATHING TABLE

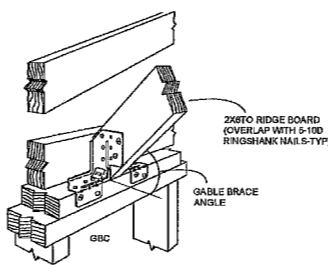
| MATERIAL | THICKNESS | FASTENER | MIN. SPACING |
|--------------------------------------|----------------|---|--|
| ROOF SHEATHING | 5/8" MINIMUM | 8d RINGSHANK | 4" O.C. EDGES AND 4" O.C. FIELD |
| WOOD STRUCTURAL PANEL SUB FLOORING | 3/4" MINIMUM | 8d COMMON OR 8d ANNULAR OR SPIRAL THREAD. | 6" O.C. EDGES AND 10" O.C. FIELD |
| | 1", 1 1/8" | 2-3/8" X 0.113" DIAMETER GUN NAILS | 4" O.C. EDGES AND 8" O.C. FIELD |
| | | 15c COMMON OR 8d ANNULAR OR SPIRAL THREAD | 6" O.C. EDGES AND 6" O.C. FIELD |
| WOOD STRUCTURAL PANEL WALL SHEATHING | 1/2" MINIMUM | 8d RINGSHANK | 6" O.C. EDGES AND 6" O.C. FIELD |
| GYPSUM WALLBOARD | 1/2" | 1 3/8" DRYWALL NAIL | 7" O.C. ON CEILING 8" O.C. ON WALLS |
| | 5/8" | 1 1/2" DRYWALL NAIL | 7" O.C. ON CEILING 8" O.C. ON WALLS |
| HARDBOARD LAP SIDING | OVER SHEATHING | 16d GALV RINGSHANK | 18 INCH O.C. @ TOP AND BOTTOM EDGES |
| HARDBOARD PANEL SIDING | OVER SHEATHING | 8d GALV RINGSHANK | 6" O.C. @ EDGES AND 12" O.C. @ INTERMEDIATE SUPPORTS |

- NOTES:
1. DRYWALL NAILS SHALL CONFORM TO ASTM C 514.
 2. NAILS SHALL HAVE A MINIMUM EDGE DISTANCE OF 3/8".
 3. USE ANNULAR OR SPIRAL THREAD FOR COMBINATION SUB FLOOR FUNDERSLAYMENT (SINGLE FLOOR).
 4. TABLE REFERENCE INTERNATIONAL BUILDING CODE, LATEST EDITION

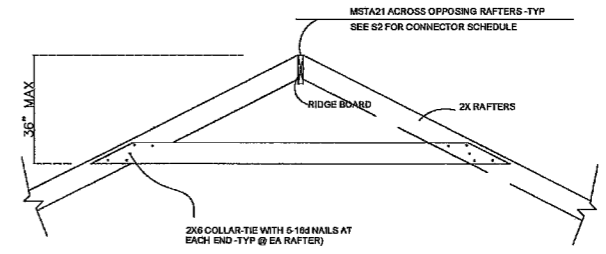
OPENING SCHEDULE

| OPENING SIZE | HEADER SIZE | FASTENERS | JACK STUDS (EACH SIDE) |
|-----------------|-------------------------------------|---------------|------------------------|
| UP TO 3'-4" | 2 - 2" X 6" | 16d @ 8" O.C. | 1 |
| 3'-5" TO 5'-4" | 2 - 2" X 8" | 16d @ 8" O.C. | 2 |
| 5'-5" TO 8'-6" | 2 - 2" X 10" | 16d @ 8" O.C. | 2 |
| 8'-7" TO 13'-0" | 2 - 2" X 12" WITH PLYWOOD FLITCH | 16d @ 8" O.C. | 3 |

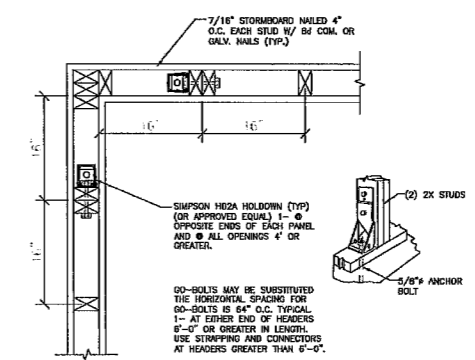
- FINAL COLUMN AND CONNECTOR LOCATIONS ARE TO BE FIELD VERIFIED AND ARE TO BE PLACED AND CENTERED ON EACH LOAD UNLESS OTHERWISE NOTED.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. IF THERE ARE ANY DISCREPANCIES, NOTIFY THE ENGINEER PRIOR TO COMMENCING WORK.
- EXTERIOR WALL WOOD COMPONENTS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED OR APPROVED CEDAR OR HAVE 16 LB. FELT AS A MOISTURE BARRIER.
- ALL PROPOSED WINDOWS AND EXTERIOR DOORS MUST RESIST A MINIMUM OF 4'-75 PSF WIND LOAD.
- ALL FLASHINGS SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL THROUGH THE JOINTS IN THE COPING, THROUGH MOISTURE PERMEABLE MATERIAL, AT INTERSECTIONS WITH THE ROOF PLANE, OR AT PARAPET WALL PENETRATIONS.
- FLASHINGS SHALL BE INSTALLED AT:
 1. WALL AND ROOF INTERSECTIONS
 2. GUTTERS
 3. WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION
 4. AROUND ROOF OPENINGS
- WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION-RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019 INCH (28 GAUGE (0.551 mm) GALVANIZED SHEET).
- ANY EXTERIOR SHEATHING BETWEEN A FIRST AND SECOND FLOOR SHALL BE CONTINUOUS AT LEAST 24 INCHES ABOVE AND BELOW THE TOP AND BOTTOM OF THE FLOOR JOISTS. EXTERIOR SHEATHING SHALL BE NAILED TO THE BAND JOISTS AT THE TOP AND BOTTOM OF THE BAND JOISTS IN TWO SINGLE ROWS WITHIN THREE INCHES OF THE TOP AND BOTTOM EDGES OF THE BAND JOIST. THE FASTENERS IN THE TWO ROWS SHALL BE SPACED AT 3 INCHES ON CENTER WITH 8d RINGSHANK NAILS. IF THE RAFTER TO WALL CONNECTION IS NOT LOCATED ON THE EXTERIOR FACE OF THE EXTERIOR WALL, A SIMPSON LSTA21 OR TWO SIMPSON LSTA16 SHALL BE INSTALLED ON THE INTERIOR FACE FROM AN EXTERIOR WALL STUD ON THE SECOND FLOOR TO THE NEAREST WALL STUD ON THE FIRST FLOOR AT EACH STUD.
- EXTERIOR SHEATHING AT WINDOW AND DOOR OPENINGS SHALL BE NAILED PER THE PATTERN BELOW IN THE FOLLOWING THIRTEEN LOCATIONS:
 1. HEADERS (WITHIN 3 INCHES OF THE HEADER BOTTOM).
 2. INSIDE JACK STUDS.
 3. WINDOW SILLS
 FASTENERS SHALL BE 8d RING SHANK NAILS SPACED AT 3 INCHES ON CENTER.
- ALL PLYWOOD USED FOR EXTERIOR APPLICATIONS SHALL BE 5/8" THICK, 4020 RATED, AND CONFORM TO VOLUNTARY PRODUCT STANDARD PS-18S (EAP-3).
- ALL PLYWOOD USED FOR INTERIOR APPLICATIONS SUCH AS SUB FLOORING AND SHEAR WALLS SHALL CONFORM TO VOLUNTARY PRODUCT STANDARD PS-1-8S AND SHALL BE PA RATED SHEATHING EXP 1 OR 2.
- OSB BOARD IS NOT TO BE USED IN PLACE OF PLYWOOD.
- ONLY STRUCTURAL LUMBER TO BE USED FOR AN EXTERIOR APPLICATION AND IN CONTACT WITH CONCRETE IS TO RECEIVE A STANDARD GRADE PRESSURE TREATING.
- PRESSURE TREATED STRUCTURAL LUMBER IS NOT TO BE USED FOR ANY INTERIOR WALL FRAMING.
- BLOCKING TO BE INSTALLED ALONG THE EDGES OF SHEATHING INSTALLED ON ROOF, WALLS AND WOOD FRAMED FLOORS
- SEE SHEET S1 FOR OTHER FRAMING NOTES AND REQUIREMENTS.
- PROVIDE WALL FRAMING SILL PLATES THRU BOLTS @ 18" O.C. MAX. SILL PLATE ANCHOR BOLTS SHALL BE FASTENED THRU THE BOTTOM OF THE PERIMETER BEAM, PROVIDE A.B.'S @ ALL EXTERIOR LOAD BEARING WALLS, AND AT ALL INTERIOR WALLS TRANSFERRING ROOF LOAD TO FOUNDATION
- PROVIDE FRAMING IN COMPLIANCE WITH IRC 2018, IRC 2019, SBBC SSTD 10-80 STANDARD FOR HURRICANE RESISTANT RESIDENTIAL CONSTRUCTION AND OTHER REFERENCED REQUIREMENTS
- ROOF UNDERLAYMENT FOR SECONDARY WATER RESISTANCE SHALL BE A FULL LAYER OF SELF-ADHERING POLYMER MODIFIED BITUMEN MEMBRANE THAT MEETS THE STANDARDS OF ASTM D1078.



GABLE END WALL BRACING FOR CONVENTIONALLY FRAMED ROOFS
SCALE: N.T.S.



CONNECTIONS AT TOP OF RAFTERS
SCALE: N.T.S. (TYPICAL DETAIL)

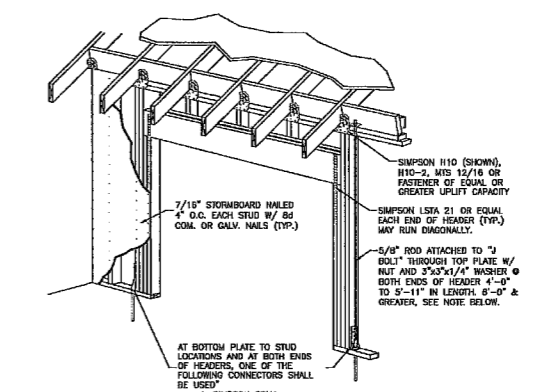


TYPE 1 HOLDOWN
(AS REQUIRED)

INSTALL PER MANF. SPEC. SCALE: N.T.S.

HOLDOWN LOCATION NOTES:

- TYPE 1 TO BE USED @ ALL EXTERIOR CORNERS MEASURING LESS THAN 27 INCHES FROM BUILDING EXTERIOR CORNERS
- TYPE 2 TO BE USED @ ALL OPENINGS MORE THAN 6 FEET WIDE MEASURING LESS THAN 27 INCHES FROM EXTERIOR BUILDING CORNERS
1. TO BE USED @ ALL OPENINGS LESS THAN 6 FEET WIDE MEASURING LESS THAN 12 INCHES FROM EXTERIOR BUILDING CORNERS.

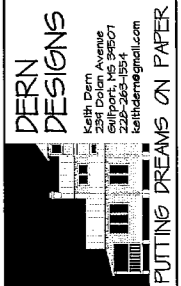


TYPE 2 HOLDOWN
(AS REQUIRED)

INSTALL PER MANF. SPEC. SCALE: N.T.S.

*NOTE: ALL WINDOWS LOCATED LESS THAN 27 INCHES FROM THE CORNERS OF THE STRUCTURE MAY BE REINFORCED USING 1 INCH MIN. WIDE METAL STRAP INSTALLED FROM THE WINDOW HEADER AT AN APPROX. 45 DEGREE ANGLE TO THE JACK STUDS OF EITHER SIDE OF THE WINDOW.

- NOTES:
- 1) ALL INTERIOR AND EXTERIOR DOORS SHALL BE 8'-0" HIGH.
 - 2) ALL INTERIOR WALLS SHALL BE 2"x4" AT 16" O.C. UNLESS NOTED OTHERWISE
 - 3) ALL PENETRATION AND JOINTS IN TYVEC MUST BE SEALED W/ TYVEC TAPE.
 - 4) HURRICANE ANCHORS AND STRAPS TO BE INSTALLED AT ALL ROOF TRUSS TO WALL, WALL TO FLOOR SYSTEM, AND WALL TO SLAB CONNECTIONS AS REQUIRED BY ALL LOCAL, STATE, AND FEDERAL CODES.
 - 5) HOLD DOWNS TO BE LOCATED @ BOTH CORNERS AND ALL OUTSIDE CORNERS
 - 6) CONTRACTOR TO PROVIDE PRE-ENGINEERED WALL PANELS ON SHEAR-WALL SIDES.
 - 7) 4" MIN. SELF ADHERING ROOFING TAPE REQUIRED AT ALL PLYWOOD JOINTS.
 - 8) ALL POCKET DOORS SHALL BE CONSTRUCTED WITH 8" WALLS.



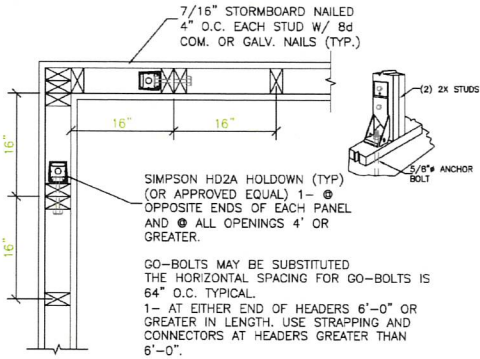
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DRAWN BY: KED
DATE: APRIL, 2016
SCALE: SHOWN
REVISED:

PLANS FOR
THE SMITH GARAGE ADDITION
12 WOODGLEN DRIVE
GULFPORT, MS. 39507

DESIGN
DETAILS

IDD3

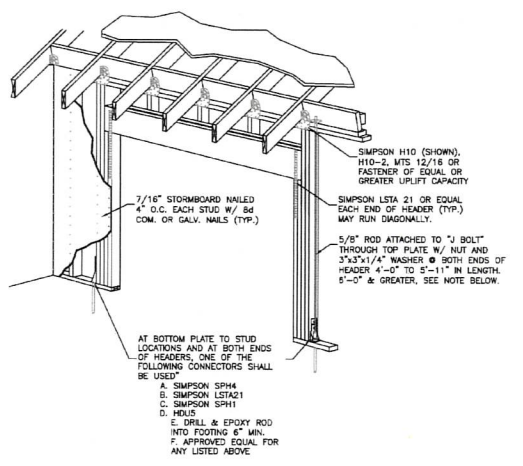


TYPE 1 HOLDOWN
(AS REQUIRED)

INSTALL PER MANF. SPEC. SCALE: N.T.S.

HOLDOWN LOCATION NOTES:

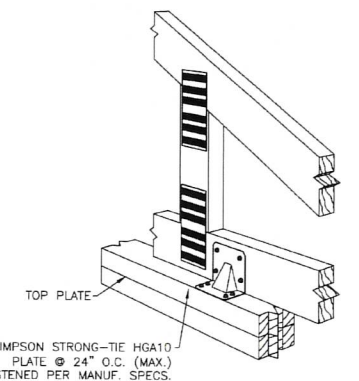
- TYPE 1**
1. TO BE USED @ ALL EXTERIOR CORNERS MEASURING LESS THAN 27 INCHES FROM BUILDING EXTERIOR CORNERS
- TYPE 2**
1. TO BE USED @ ALL OPENINGS MORE THAN 6 FEET WIDE MEASURING LESS THAN 27 INCHES FROM EXTERIOR BUILDING CORNERS
2. TO BE USED @ ALL OPENINGS LESS THAN 6 FEET WIDE MEASURING LESS THAN 12 INCHES FROM EXTERIOR BUILDING CORNERS



TYPE 2 HOLDOWN
(AS REQUIRED)

INSTALL PER MANF. SPEC. SCALE: N.T.S.

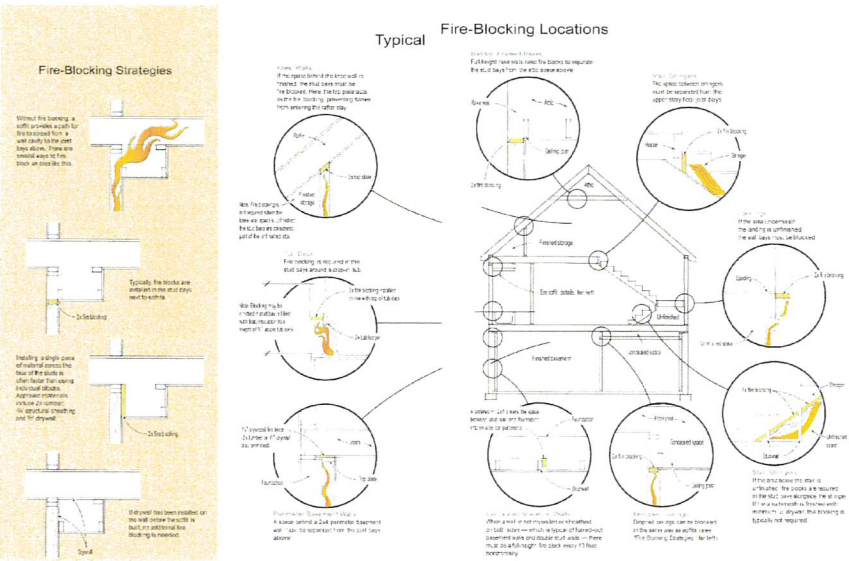
***NOTE:**
ALL WINDOWS LOCATED LESS THAN 27 INCHES FROM THE CORNERS OF THE STRUCTURE MAY BE REINFORCED USING 1 INCH MIN. WIDE METAL STRAP INSTALLED FROM THE WINDOW HEADER AT AN APPROX. 45 DEGREE ANGLE TO THE JACK STUDS OF EITHER SIDE OF THE WINDOW.



NOTE: CONTRACTOR SHALL INSTALL CROSS-BRACING @ 48" O.C. (MAX.) CONNECTING TO TRUSS AS CLOSE TO ROOF SHEATHING AS POSSIBLE.

GABLE END BRACE DETAIL

SCALE: N.T.S.



FIRE BLOCKING DETAIL

SCALE: N.T.S.

| TYPE, DESIGN LOAD AND SPECIES | 2"x6" | | 2"x8" | | 2"x10" | | 2"x12" | |
|--|----------|----------|----------|----------|----------|----------|----------|----------|
| | 12" O.C. | 16" O.C. | 12" O.C. | 16" O.C. | 12" O.C. | 16" O.C. | 12" O.C. | 16" O.C. |
| RAFTERS No. 2 Southern Yellow Pine 20# L.L. 10# D.L. | 13'-6" | 11'-0" | 17'-1" | 13'-11" | 20'-3" | 16'-6" | 23'-10" | 19'-6" |
| FOR ROOF PITCHES GREATER THAN 4:12 THE FOLLOWING ADJUSTMENT FACTORS MAY BE USED TO INCREASE THE ABOVE SPANS. | | | | | | | | |
| 8:12 PITCH 1.07 X SPAN | 14'-5" | 11'-9" | 18'-3" | 14'-11" | 21'-8" | 17'-9" | 24'-6" | 20'-10" |
| 9:12 PITCH 1.10 X SPAN | 14'-10" | 12'-0" | 18'-9" | 15'-4" | 22'-3" | 18'-2" | 26'-3" | 21'-5" |
| 10:12 PITCH 1.12 X SPAN | 15'-1" | 12'-4" | 19'-2" | 15'-7" | 22'-8" | 18'-6" | 26'-8" | 21'-10" |
| 11:12 PITCH 1.14 X SPAN | 15'-5" | 12'-6" | 19'-6" | 15'-10" | 23'-1" | 18'-8" | 27'-2" | 22'-3" |
| 12:12 PITCH 1.17 X SPAN | 15'-10" | 12'-10" | 20'-0" | 16'-3" | 23'-8" | 19'-4" | 27'-11" | 22'-10" |
| JOIST | 2"x6" | | 2"x8" | | 2"x10" | | 2"x12" | |
| | 12" O.C. | 16" O.C. | 12" O.C. | 16" O.C. | 12" O.C. | 16" O.C. | 12" O.C. | 16" O.C. |
| CEILING JOIST No. 2 Southern Yellow Pine 20# L.L. 10# D.L. / 240 | 13'-11" | 12'-0" | 17'-7" | 15'-3" | 20'-11" | 18'-1" | | |
| FLOOR JOIST-BEDROOMS No. 2 Southern Yellow Pine 30# L.L. 10# D.L. / 360 | 11'-3" | 10'-3" | 14'-4" | 13'-3" | 18'-1" | 15'-8" | 21'-4" | 18'-6" |
| FLOOR-JOIST-LIVING No. 2 Southern Yellow Pine 40# L.L. 10# D.L. / 360 | 10'-3" | 9'-4" | 13'-6" | 11'-10" | 16'-2" | 14'-0" | 19'-1" | 16'-6" |

DESIGN LOADS

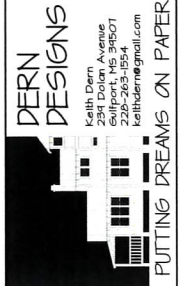
| LOAD TYPE | LOAD VALUE |
|--|------------|
| DEAD LOADS: | |
| UNIT WEIGHT OF SOILS COMPACTED: | 120 PCF |
| UNIT WEIGHT OF REINFORCED CONCRETE: | 150 PCF |
| UNIT WEIGHT OF 8" CMU BLOCK: | 55 PSF |
| MAIN FLOOR SUPERIMPOSED LOAD: | 20 PSF |
| MAIN FLOOR SELF WEIGHT: | 150 PSF |
| UNIT WEIGHT OF 2x4 PARTITION WALLS: | 8 PLF |
| UNIT WEIGHT OF 2x6 BEARING WALLS: | 12 PLF |
| 2ND FLOOR SELF WEIGHT: | 8 PSF |
| 2ND FLOOR SUPERIMPOSED LOAD: | 20 PSF |
| ROOF SELF WEIGHT: | 20 PSF |
| ROOF SUPERIMPOSED LOAD: | 20 PSF |
| FLOOR TRUSS | |
| TOP CHORD MINIMUM: | 25 PSF |
| BOTTOM CHORD MINIMUM: | 5 PSF |
| ROOF TRUSS | |
| TOP CHORD MINIMUM: | 20 PSF |
| BOTTOM CHORD MINIMUM: | 10 PSF |
| LIVE LOADS: | |
| SIDEWALK AND DRIVEWAY LOAD: | 200 PSF |
| GARAGE LOADS: | 50 PSF |
| CORRIDORS AND BATHROOM: | 80 PSF |
| PARTITIONED ROOMS: | 40 PSF |
| BALCONY AND DECKS: | 100 PSF |
| STAIRWAYS AND LANDINGS: | 100 PSF |
| ROOF: | |
| FLOOR TRUSS | |
| TOP CHORD MINIMUM: | 40 PSF |
| BOTTOM CHORD MINIMUM: | 10 PSF |
| ROOF TRUSS | |
| TOP CHORD MINIMUM: | 20 PSF |
| BOTTOM CHORD MINIMUM: | 10 PSF |
| ATTIC WITHOUT STORAGE: | 10 PSF |
| WIND LOADS: | |
| WIND SPEED 160 MPH Vult | |
| VALUE PROVIDED IS 3-SECOND GUST WIND SPEED AT 33FT ABOVE GROUND FOR RISK CATEGORY II, EXPOSURE B, BASED ON THE LINEAR INTERPOLATION BETWEEN CONTOURS. WIND SPEEDS ARE INTERPOLATED IN ACCORDANCE WITH THE 7-22 STANDARD. | |

*Building shall meet requirements:
2018 IBC Building Code, including appendices A,B,D,E,F,G,I,J,&K. Accessible and Usable Buildings and Facilities ICC A117.1-2009
2018 Existing Building Code, including appendices B&C.
2018 ICC Fuel Code, including all appendices
2018 ICC Mechanical Code, including appendix A.
2018 ICC Plumbing Code, including appendix C&E.
2018 Private Sewage Disposal Code, including appendix A.
2018 Property Maintenance Code, including appendix A.
2018 National Fire Code, including all appendices.
2017 National Fire Prevention Association NFPA 70 National Electric Code.
2018 National Fire Prevention Association NFPA 101 Life Safety Code including Annexes Hereto.
2018 International Energy Conservation Code. (IECC)

ATTENTION: NO CONSTRUCTION IS TO COMMENCE ON THIS PROJECT BEFORE THE APPROPRIATE PERMITS HAVE BEEN OBTAINED.

GENERAL NOTES:

- ALL PENETRATION AND JOINTS IN TYVEC MUST BE SEALED W/ TYVEC TAPE.
- HURRICANE ANCHORS AND STRAPS TO BE INSTALLED AT ALL ROOF TRUSS TO WALL, WALL TO FLOOR SYSTEM, AND WALL TO SLAB CONNECTIONS AS REQUIRED BY ALL LOCAL, STATE, AND FEDERAL CODES.
- SMOKE DETECTORS ARE REQUIRED IN ALL BEDROOMS & ADJACENT AREAS & SHALL BE WIRED TO A DEDICATED 110V CIRCUIT WITH BATTERY BACKUP & WIRED SO THAT ALL SMOKE DETECTORS ACTIVATE SIMULTANEOUSLY. ALL CONDENSING UNITS SHALL BE INSTALLED AT PEST LEVEL ON 4" THICK CONCRETE PAD, UNLESS OTHERWISE NOTED.
- ALL WINDOWS & EXTERIOR DOORS MUST BE HURRICANE RESISTANT OR HAVE EITHER WORKABLE SHUTTERS OR HAVE PRE-CUT WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16" WITH A MAXIMUM SPAN NO MORE THAN 8 FEET TO MEET THE PROTECTION REQUIREMENTS FROM WIND BORNE DEBRIS & MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996.
- ALL WINDOW & DOOR SIZES SHOWN REFLECT NOMINAL CLEAR OPENING SIZES & NOT ROUGH OPENING SIZES. CONTRACTOR SHALL ENSURE THAT ALL BEDROOM WINDOWS ARE OPERABLE & THAT THE SILLS ARE NOT MORE THAN 44" ABOVE FINISH FLOOR. CONTRACTOR SHALL ENSURE THAT ALL WINDOW & DOOR SIZES MEET OR EXCEED IRC 2012 STANDARDS FOR EMERGENCY EGRESS.
- WHERE APPLIANCE PLACEMENT IN ATTIC IS REQUIRED A CONTINUOUS FLOORING NOT LESS THAN A 24" WIDE WALK WAY & 30" WORK AREA SHALL BE PRESENT ALONG ALL EQUIPMENT ACCESS LOCATIONS.
- FINISHES, APPLIANCES, WINDOWS, DOORS, ETC. PER OWNER AND CONTRACTOR.
- ALL DETAILS OF CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, AND ALL APPLICABLE CODES THEREIN.
- PLUMBING DESIGN AND INSTALLATION IS TO BE BY A MISSISSIPPI LICENSED PLUMBING CONTRACTOR AND TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, 2018 EDITION, AND ALL REFERENCED APPLICABLE CODES THEREIN.
- CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, THE LIFE SAFETY CODE 2018 EDITION AND ALL APPLICABLE ORDINANCES.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR VARIANCES TO THE DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION OR WITHIN A TIMELY MANNER DURING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY FOUND DIFFERENCES BETWEEN THE SITE DRAWINGS AND THE ACTUAL FIELD VERIFIED CONDITION THAT WOULD AFFECT THE QUALITY OF AESTHETIC NATURE OF THE WORK. DEVIATIONS FROM THE DRAWINGS NOT APPROVED BY THE DESIGNER PRIOR TO PERFORMANCE OF SAID CHANGE, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING ANY AND ALL RESULTING EFFECTS TO OTHER TRADES WITHIN OR ABOUT THE CONSTRUCTION OF THE BUILDING.
- CONTRACTOR SHALL VERIFY WITH THE OWNER, ALL DOORS AND WINDOWS (MFR, TYPE, SIZE, LOCATION), PLUMBING AND ELECTRICAL FIXTURES AND EQUIPMENT (MFR, TYPE, SIZE, LOCATION AND MOUNTING HEIGHT), AIR CONDITIONING SUPPLY AIR AND RETURN AIR GRILLES AND DUCT LOCATIONS (MFR, TYPE, SIZE, LOCATION AND MOUNTING HEIGHT IF ON VERTICAL SURFACE), HARDWOOD TRIM AND FINISHES (COLOR, TEXTURE AND LOCATION) PRIOR TO INSTALLATION.



DISCLAIMER: NO ON SITE SUPERVISION OR INSPECTIONS ARE PROVIDED WITH THE USE OF THESE PLANS BY THE DESIGNER. PULPER/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS AND SIZES OF COMPONENTS ALONG WITH SITE CONSTRUCTION BEFORE STARTING CONSTRUCTION. PULPER/CONTRACTOR SHALL SEE THAT CONSTRUCTION IS IN CONFORMANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), AND WITH THE COUNTY/CITY BUILDING INSPECTOR. THE USE OF THESE PLANS FOR CONSTRUCTION SHALL BE EVIDENCE THAT THE REQUIREMENTS STATED ARE ACCEPTED BY THE PULPER/CONTRACTOR.

DRAWN BY: NED
DATE: APRIL, 2024
SCALE: SHOWN
REVISED:

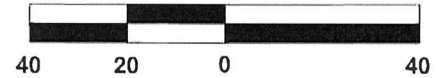
PLANS FOR
THE SMITH GARAGE ADDITION
12 WOODGLEN DRIVE
GULFPORT, MS. 39507

DESIGN
DETAILS



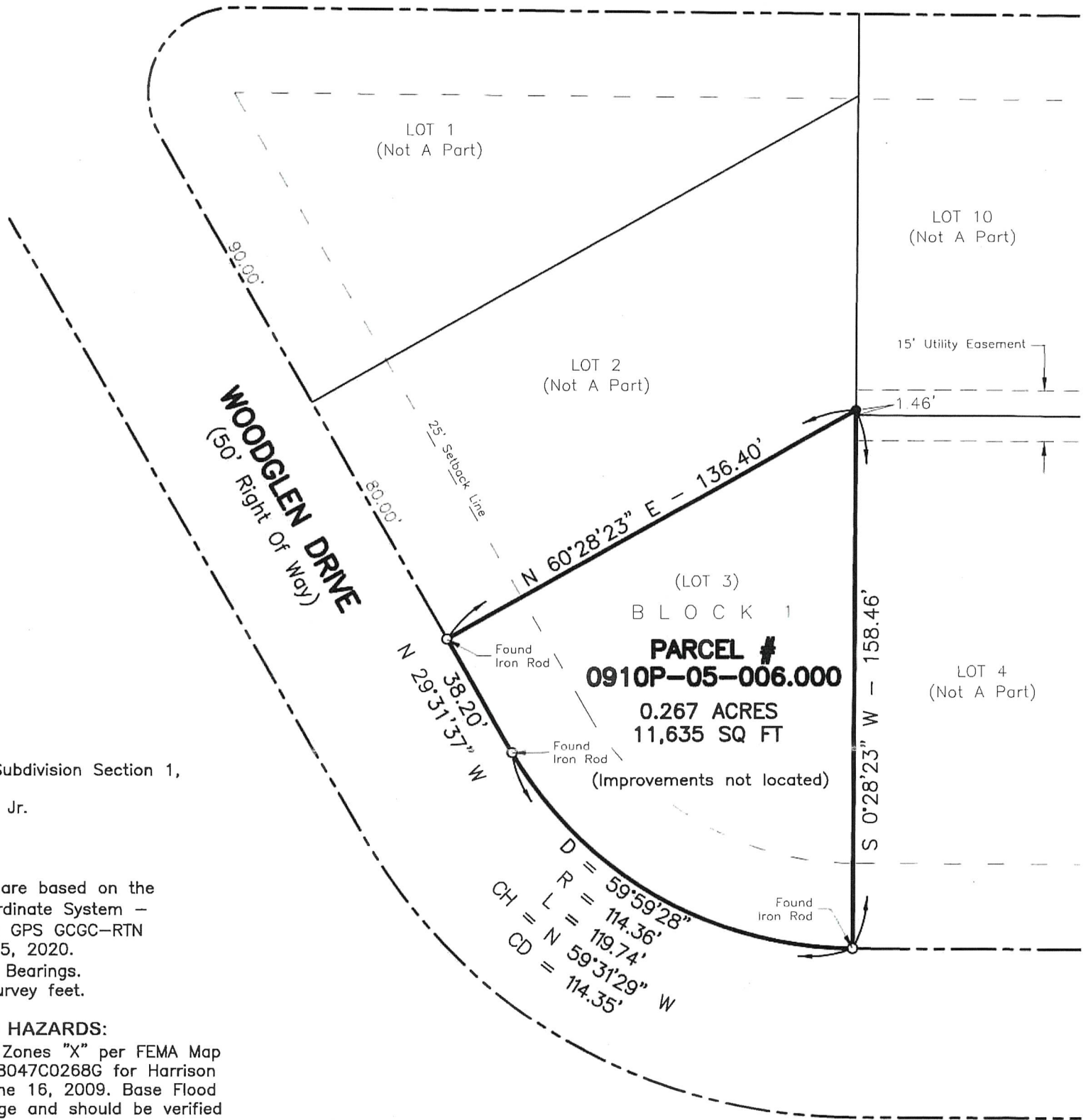
T 7 S - R 11 W
SECTION 36

SCALE: 1" = 40'
SCALE IN FEET



| LEGEND | |
|--|---|
| FOUND PROPERTY CORNER (AS NOTED) | ○ |
| SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE) | ● |

WOODBINE DRIVE
(60' Right Of Way)



REFERENCE MAP:
Survey showing Wood Glen Subdivision Section 1,
Harrison County, Mississippi.
Prepared by J. Norton Haas Jr.
Dated March 1, 1961.

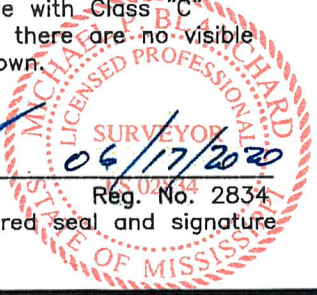
REFERENCE BEARINGS:
The bearings shown hereon are based on the
"Mississippi State Plane Coordinate System -
East Zone - NAD 83" using GPS GCGC-RTN
System accessed on June 15, 2020.
(*) Represents the Basis of Bearings.
Distances shown are U.S. Survey feet.

FEMA FLOOD ZONE AND HAZARDS:
This lot is located in Flood Zones "X" per FEMA Map
Community Panel Number 28047C0268G for Harrison
County, Mississippi dated June 16, 2009. Base Flood
Elevation is subject to change and should be verified
with the local authority's Flood Plain Administrator
before any design or construction.

- NOTES:**
- 1.) No attempt has been made by Cassidy-Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
 - 2.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

CERTIFICATION:
This is to certify to SIDNEY SMITH that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Mississippi, Board of Licensure for Professional Engineers and Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Michael P. Blanchard
Michael P. Blanchard, PS,
This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

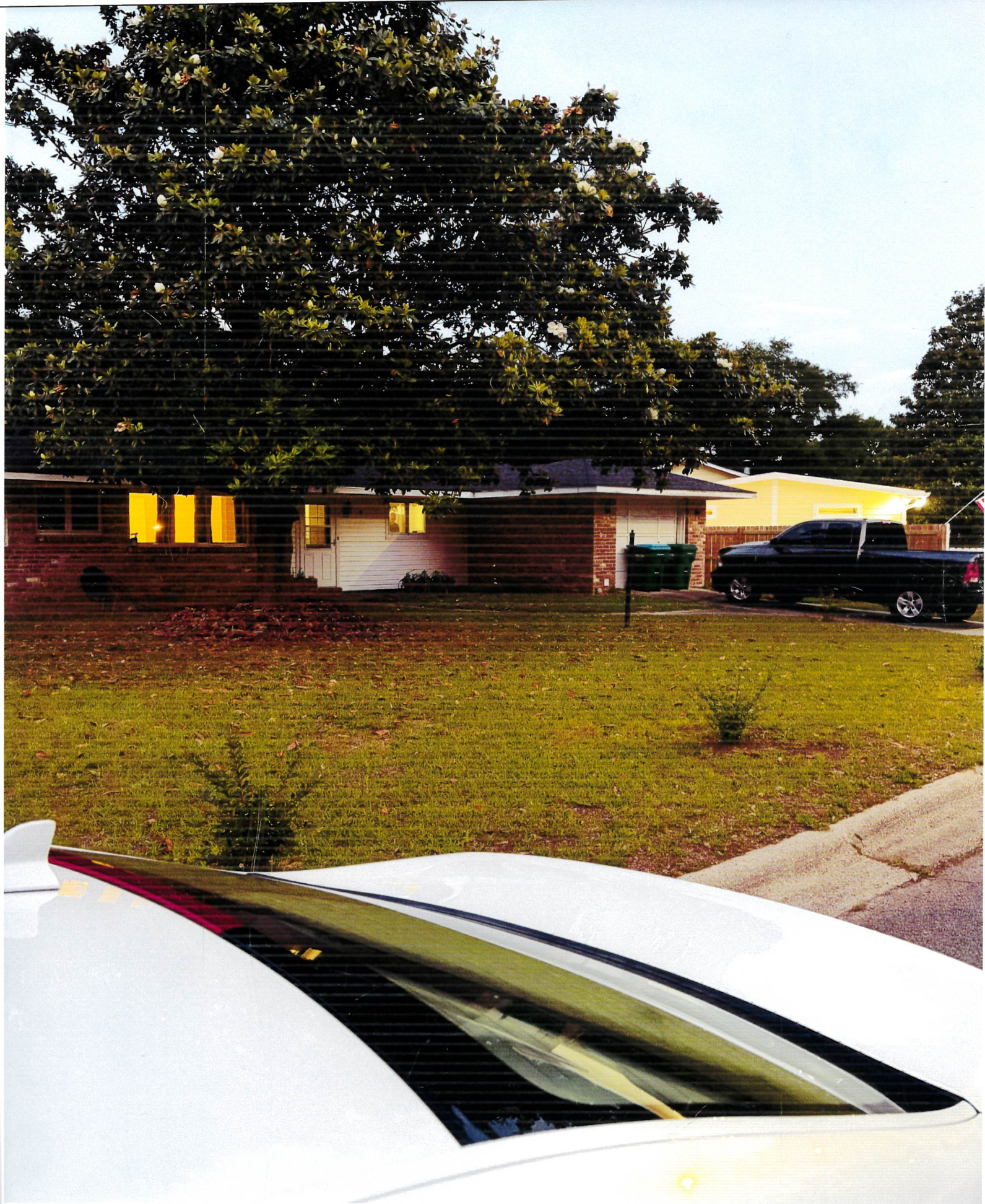


PLAT SHOWING SURVEY
OF
#12 WOODGLEN DRIVE
LOT 3, BLOCK 1,
WOODGLEN SUBDIVISION, SECTION 1
(PLAT BOOK 22, PAGE 14),
CITY OF GULFPORT,
FIRST JUDICIAL DISTRICT,
HARRISON COUNTY, MISSISSIPPI

CASSADY - ACADIA
LAND SURVEYING, LLC
LOUISIANA • MISSISSIPPI • TEXAS
#1714 22nd Avenue - Gulfport, MS 39501
Ph: (228) 896-7155 Fx: (228) 896-8405
Surveys@Cassady-Acadia.com









MISSISSIPPI
HD6021
HARRISON

ALLIEN







J. Anderson 1st Judicial District
Instrument 2018 1617 D -J1
Filed/Recorded 3/20/2018 03:30 P
Total Fees \$ 12.00
6 Pages Recorded

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

Return to:
Andrew Marion, PLLC
Attorney-at-Law
1919 23rd Ave.
P.O. Box 863
Gulfport, MS 39502
(228)865-9047
File No. 18-065

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

QUITCLAIM DEED

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

**Judith Ann Coon, now known as Judith Ann Coon Smith
12 Woodglen Drive
Gulfport, MS 39507
(228)-697-9674**

do hereby sell, convey and quitclaim unto

**Judith Ann Coon Smith and Sidney Harrington Smith, III
12 Woodglen Drive
Gulfport, MS 39507
(228)-697-9674**

as joint tenants with full rights of survivorship and not as tenants in common, that certain tract, piece or parcel of land situated and being located in **Harrison County, State of Mississippi**, more particularly described as follows, to-wit:

(See Exhibit A attached, Page 3)

INDEXING INSTRUCTIONS: Exempt

TITLE NOT EXAMINED

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

WITNESS MY SIGNATURE, this the 20th day of March, 2018.

Judith Ann Coon Smith

Judith Ann Coon Smith, formerly
Judith Ann Coon

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named **Judith Ann Coon Smith, formerly Judith Ann Coon** who acknowledged that **she** signed and delivered the foregoing Quitclaim Deed on the day and year therein written as **her** own free and voluntary act and deed.

GIVEN under my hand and official seal on this the 20th day of March, 2018.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

Ronald Andrew Marion, Jr.

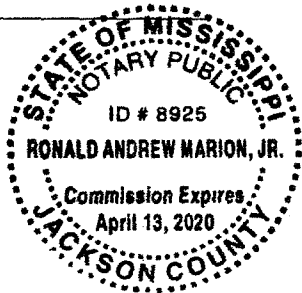


Exhibit "A"

Lot 3, Block 1, WOODGLEN SUBDIVISION, Section 1, a subdivision according to a map or plat thereof on file and of record in the Office of the Chancery Clerk of Harrison County, First Judicial District, State of Mississippi.

This being the same property conveyed to the Grantor in Warranty Deed recorded in Deed Book 969 at page 68.

STATE OF MISSISSIPPI

MISSISSIPPI STATE DEPARTMENT OF HEALTH VITAL RECORDS



12543084

TYPE OR PRINT
WITH BLACK INK

FILING DATE FEB 09 1993

CERTIFICATE OF DEATH
STATE OF MISSISSIPPI

STATE FILE NUMBER 123-93-02501

| | | | | | | | | |
|--|---|---|---|---|---|---|--|---------------------------------|
| DECEASED | 1. NAME First: Mildred, Middle: Eva, Last: Coon | 2. SEX Female | 3a. HOUR OF DEATH 1434P | 3b. DATE OF DEATH (Month, Day, Year) February 3, 1993 | | | | |
| | 4. RACE (Specify White, Black, American Indian, etc.) white | 5a. AGE AT LAST BIRTHDAY 87 Years | 5b. MOS (7-4) | 5c. DAYS (5+) | 5d. HOURS (5) | 5e. MINS (5) | 6. DATE OF BIRTH (Month, Day, Year) August 13, 1905 | 7a. COUNTY OF DEATH Harrison |
| If death occurred in an institution, see HANDBOOK, regarding completion of RESIDENCE items | 7b. CITY OR TOWN OF DEATH Biloxi | 7c. HOSPITAL OR OTHER INSTITUTION-NAME AND NUMBER (If not in either, give street address, route number or other location) Gulf Coast Medical Center 240 | 7d. IF IN HOSP. OR INST. SPECIFY INPT., GUTPT., EMER. RM. OR DOA Inpatient | 8. STATE OF BIRTH Missouri | | | | |
| | 9. DECEDENT'S EDUCATION (Specify only highest grade completed) Elem/High School (0-12) 12, College (13-16) 12 | 10. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (Specify) widowed | 11. SURVIVING SPOUSE (If wife, give maiden name) | 12. WAS DECEASED EVER IN U.S. ARMED FORCES? (Yes or No) no | | | | |
| For RESIDENCE items, enter actual location of home rather than mailing address | 13. ORIGIN OR DESCENT (Specify Cuban, Afro-American, Mexican, etc.) American | 14. SOCIAL SECURITY NUMBER | 15a. USUAL OCCUPATION (Kind of work done, most of working life) homemaker | 15b. KIND OF BUSINESS OR INDUSTRY homemaking | | | | |
| | 16a. RESIDENCE-STATE Mississippi | 16b. COUNTY Harrison | 16c. CITY OR TOWN Gulfport | 16d. INSIDE CITY LIMITS (Specify Yes or No) yes | 16e. STREET AND NUMBER OR RURAL LOCATION 2 Woodlawn Drive | | | |
| PARENTS | 17. FATHER-NAME First: Adam, Middle: Peter, Last: Smith | 18. MOTHER-NAME First: Anna, Middle: Neth | | | | | | |
| INFORMANT | 19a. INFORMANT-NAME (Type or print) Judy Coon | 19b. MAILING ADDRESS (Street and number or route and box number, City or town, State, ZIP code) 3712 11th St, Gulfport, MS 39501 | | | | | | |
| DISPOSITION | 20a. BURIAL, CREMATION, REMOVAL (Specify) burial | 20b. CEMETERY, CREMATORY-NAME Floral Hills Mem Cntr | 20c. LOCATION (City and State) Gulfport, MS | 21a. EMBALMER-SIGNATURE AND NUMBER Kenneth H. ... FS 41 | 21b. FUNERAL HOME-NAME AND MISSISSIPPI I.D. NUMBER Riemann Funeral Home 24 R | 21c. MAILING ADDRESS (Street and number or route and box number, City or town, State, ZIP code) P.O. Drawer 1750, Gulfport, MS 39502 | | |
| PRONOUNCEMENT | 22a. PERSON WHO PRONOUNCED DEATH-NAME AND TITLE (Type or print) Valerie Lenox, M.D. | 22b. PRONOUNCED DEAD (Month, Day, Year) on February 3, 1993 | 22c. PRONOUNCED DEAD (Hour) AT 1434P | | | | | |
| CERTIFIER | 23a. CERTIFIER-NAME (Type or print) Valerie Lenox, M.D. | 23b. MAILING ADDRESS (Street and number or route and box number, City or town, State, ZIP code) Biloxi, Ms. 39531 Gulf Coast Medical Plaza 180B Debuys Rd Suite 120 | | | | | | |
| Mississippi State Board of Health Form No. 511 Revised 1-1-89 | This section to be completed by physician if NOT a medical examiner 24a. To the best of my knowledge, death occurred due to the cause(s) and manner as stated SIGNATURE 24b. DATE SIGNED (Month, Day, Year) 2-5-93 24c. STATE LICENSE NUMBER 13331 24d. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or print) | This section to be completed by medical examiner ONLY 24e. On the basis of examination and/or investigation, in my opinion, death occurred due to the cause(s) and manner as stated. SIGNATURE 24f. TITLE 24g. DATE SIGNED (Month, Day, Year) | | | | | | |
| CAUSE OF DEATH | 25. PART I: DEATH CAUSED BY: IMMEDIATE CAUSE (Enter one cause only): (a) ... DUE TO, OR AS A CONSEQUENCE OF (Enter one cause only): (b) ... DUE TO, OR AS A CONSEQUENCE OF (Enter one cause only): (c) ... Interval between onset and death | 26. PART II: OTHER SIGNIFICANT CONDITIONS-Conditions contributing to death but not resulting in the underlying cause(s) given in PART I | 27. AUTOPSY (Yes or No) No | 28. WAS CASE REFERRED TO MEDICAL EXAMINER? (Yes or No) No | | | | |
| Conditions, if any, which gave rise to immediate cause stating the underlying cause last | 29a. ACCIDENT, SUICIDE, HOMICIDE, PENDING INVESTIGATION, OR UNDETERMINED (Specify) 29b. DATE OF INJURY (Month, Day, Year) 29c. HOUR OF INJURY 29d. DESCRIBE HOW OR BY WHAT MEANS INJURY OCCURRED 29e. INJURY AT WORK (Yes or No) 29f. PLACE OF INJURY (Specify Home, Farm, Street, Factory, Office building, etc.) 29g. LOCATION Street or route number City or town State | | | | | | | |

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE CERTIFICATE ON FILE IN THIS OFFICE

5/1/2017

Judy Moulder
STATE REGISTRAR

WARNING: A REPRODUCTION OF THIS DOCUMENT RENDERS IT VOID AND INVALID. DO NOT ACCEPT UNLESS EMBOSSED SEAL OF THE MISSISSIPPI STATE BOARD OF HEALTH IS PRESENT. IT IS ILLEGAL TO ALTER OR COUNTERFEIT THIS DOCUMENT.

VERIFY PRESENCE OF WATERMARK HOLD TO LIGHT TO VIEW



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

William Coon

GULFPORT, Miss. — Services for William Littleton Coon, 79, of 12 Woodglen Drive, Gulfport, Miss., formerly of Hannibal, were held April 1 in St. Mark's Episcopal Church in Gulfport. Burial was in Floral Hills Memorial Park in Gulfport.

Mr. Coon died March 30 in Gulfport, Miss.

He was married to Mildred Smith. She survives.

Also surviving are one son, David Coon of Gulfport; one daughter, Miss Judy Coon of Gulfport; one brother, Russell Coon of Four Mile Village, Fla.; and two grandchildren.

Mr. Coon was a member of St. Mark's Episcopal Church, where he was a past senior warden. He was a graduate of Mississippi State University. He was a former engineer for Harrison County and the City of Gulfport, and a member of the Society of Professional Engineers.

Memorial may be made to St. Mark's Episcopal Church in Gulfport or the Alzheimers Disease and Related Disorders organization.

Floral Hills Memorial Gardens
Gulf Pines Memorial Gardens
Southern Memorial Park
8910 Carl Legett Road
Gulfport, MS 39503
Phone - (228) 896-9496
Fax - (228) 896-4239

March 3, 2015

To Whom It May Concern,

This letter serves as verification that William L. Coon and Mildred E. Coon is buried at our Floral Hills Memorial Gardens Cemetery. Their location is as follows:

William L. Coon - Garden of Devotion - Lot 381 - Space 1

Mildred E. Coon - Garden of Devotion - Lot 381 - Space 2

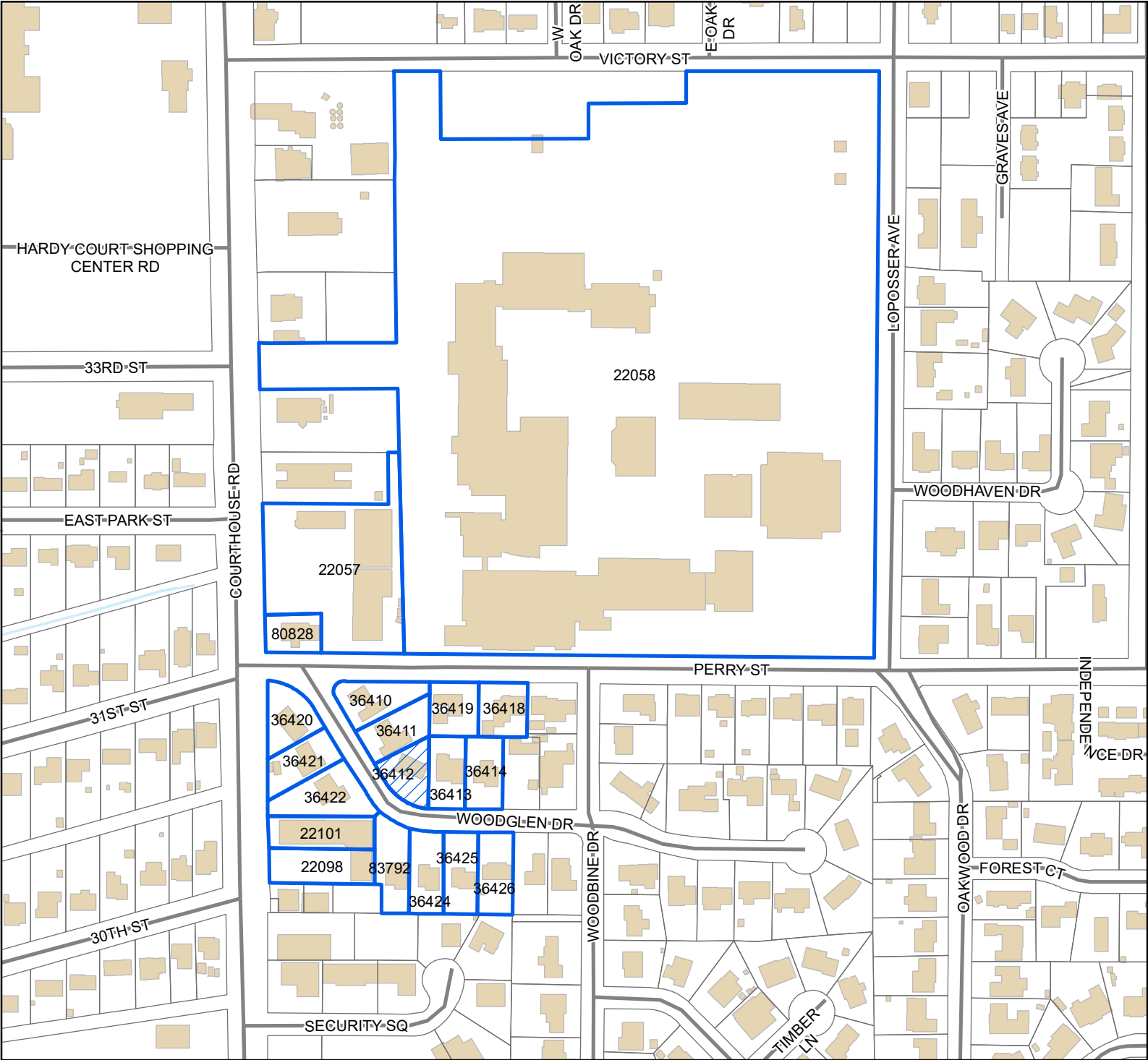
If you have any questions, or if I can help you with anything else, please feel free to give me a call at (228) 896-9496.





Sincerely,

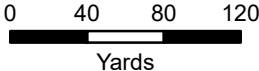
Peggy Roberts
Peggy Roberts
Family Services

6

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|------|-------|------------------|---|------------------------|----------|-------|-------|
| Y | | 0910P-05-006.000 | SIDNEY & JUDY SMITH (OWNERS) | 12 WOODGLEN DR | GULFPORT | MS | 39507 |
| | | | Adjacent Property Owners (2606ZB078) | | | | |
| | 36422 | 0910P-05-013.000 | SKINNER CHRISTINE L | 15 WOODGLEN DR | GULFPORT | MS | 39507 |
| | 36424 | 0910P-05-015.000 | MARTIN ELIZABETH S | 21 WOODGLEN DR | GULFPORT | MS | 39507 |
| | 36410 | 0910P-05-004.000 | GREEN KRISNER | 4 WOODGLEN DR | GULFPORT | MS | 39507 |
| | 36420 | 0910P-05-011.000 | DOYLE GREGORY EARL & MANDY M | 3 WOODGLEN DR | GULFPORT | MS | 39507 |
| | 36419 | 0910P-05-003.000 | NECAISE AVERIL CLEVELAND | 11 PERRY ST | GULFPORT | MS | 39507 |
| | 36418 | 0910P-05-002.000 | ALLEN BEATRICE JANE -TRUSTEE- | 15 PERRY ST | GULFPORT | MS | 39507 |
| N | 36412 | 0910P-05-006.000 | SMITH JUDITH A COON & SIDNEY H III | 12 WOODGLEN DR | GULFPORT | MS | 39501 |
| | 36413 | 0910P-05-007.000 | PEPPERMAN JENNIFER | 18 WOODGLEN DRIVE | GULFPORT | MS | 39501 |
| | 36421 | 0910P-05-012.000 | MCKINSEY SYLVIA H | 9 WOODGLEN DR | GULFPORT | MS | 39507 |
| | 36425 | 0910P-05-016.000 | STEWART JESSE W | 25 WOODGLEN DR | GULFPORT | MS | 39507 |
| | 83792 | 0910P-05-014.000 | RICHARDSON JONATHAN J | 19 WOODGLEN DR | GULFPORT | MS | 39507 |
| | 36426 | 0910P-05-017.000 | FORREST P J | 807 WASHINGTON STREET | NATCHEZ | MS | 39120 |
| | 22101 | 0910P-05-060.000 | ROMAGUERA GERARD A | 186 EAST OAKRIDGE PARK | METAIRIE | LA | 70005 |
| | 36411 | 0910P-05-005.000 | CRUTHIRDS COLTER | 8 WOODGLEN DR | GULFPORT | MS | 39507 |
| | 36414 | 0910P-05-008.000 | ALLEN JEFFREY DAVID & LISA MARIE | 20 WOODGLEN DR | GULFPORT | MS | 39507 |
| n | 22098 | 0910P-05-059.000 | ROMAGUERA GERARD A | 186 EAST OAKRIDGE PARK | METAIRIE | LA | 70005 |
| | 80828 | 0910P-04-008.001 | NELLAKATE LLC | ATTN: KATIE ALLEN | GULFPORT | MS | 39507 |
| | 22057 | 0910P-04-007.000 | COURTHOUSE PLAZA LLC | 3425 WASHINGTON AVE | GULFPORT | MS | 39507 |



- Legend**
-  Site
 -  Street
 -  Buildings
 -  Water Features



1 inch = 300 feet



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

AFFIDAVIT OF PUBLICATION

| Account # | Order Number | Identification | Order PO | Cols | Depth |
|-----------|--------------|-----------------------|-------------------|------|-------|
| 49732 | IPL0344194 | Legal Ad - IPL0344194 | JUNE ZONING BOARD | 1.0 | 57.0L |

ATTENTION: GULFPORT CITY HALL IP
 1410 24 TH AVENUE
 GULFPORT, MS 39501
 jversiga@gulfport-ms.gov

STATE OF MISSISSIPPI
 COUNTY OF HARRISON
 Before me, the undersigned Notary personally appeared the under-
 signed, who, being by me first duly sworn, did depose and say that he/
 she is a clerk of The Sun Herald, a daily newspaper published in the
 city of Gulfport, in Harrison County, Mississippi and the publication of
 the notice, a copy of which is hereto attached, has been made in said
 paper in the issue(s) of:

1.0 insertion(s) published on:
 06/03/26 Print

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 P.M., Thursday, June 18th, 2026 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2606ZB078, by owners Sidney & Judy Smith, seeking approval for a garage that is in front of the front facade where ordinance requires them to be flush with the front facade in transect zones, Tax Parcel 0910P-05-006.000, 12 Woodglen Drive, Zoned T3 (Sub-Urban Zone), Ward 2

Variance 2606ZB085, by agent Corey Creel, seeking approval for a 2,400 square-foot accessory structure where the size limit is 2,000 square feet, Tax Parcel 0711F-02-028.000, 1526 Mills Avenue, Zoned R-2 (Single-family), Ward 1

Variance 2606ZB087, by agent Gulf South Signs, seeking approval for a 5-foot street frontage setback for a new freestanding ground sign where 10 feet is required, Tax Parcel 1008M-01-016.000 & 1008M-01-014.000, 11401 Helen Richards Road, Zoned B-2 (General Business), Ward 5

Variance 2607ZB092, by agent Terry Moran, seeking approval for 50-foot wide lots where lot width is required to be 60 feet for a proposed subdivision, Tax Parcels 0908M-01-009.000, 0908M-01-014.000, De-deaux Road, Zoned B-1 (Neighborhood Business), Ward 6

This the 27th day of May 2026
 Nathan Boddie, Chairman
 City of Gulfport Zoning Board of Adjustment and Appeals
 IPL0344194
 Jun 3 2026

[Print Tearsheet Link](#)

[Marketplace Link](#)

Mary Castro



Mary Castro

Sherry J Chasteen



Sworn to and subscribed before
 me on

Jun 3, 2026, 11:09 AM EDT



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



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

ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, June 18, 2026

Variance 2606ZB085: Variance 2606ZB085, by agent Corey Creel, seeking approval for a 2,400 square-foot accessory structure where the size limit is 2,000 square feet, Tax Parcel 0711F-02-028.000, 1526 Mills Avenue, Zoned R-2 (Single-family), Ward 1

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2606ZB085

Hearing Date: June 18, 2026

Current Zoning/Use: R-2 / School

Legal: Variance 2606ZB085, by agent Corey Creel, seeking approval for a 2,400 square-foot accessory structure where the size limit is 2,000 square feet, Tax Parcel 0711F-02-028.000, 1526 Mills Avenue, Zoned R-2 (Single-family), Ward 1

TECHNICAL DETAILS

Variations involve special cases where unique factors contribute to justify a use of property that does not conform to the City's enforced ordinances. Therefore, variations should not be granted unless they are able to adequately meet the following conditions:

- (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
- (b) The special conditions and circumstances do not result from the actions of the applicant;
- (c) That an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution;
- (d) That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of this ordinance;
- (e) That the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and the hardship;
- (f) That the use proposed is permissible by right or with planning approval or by special exception.

(Ord. App. A Sec. VIII (B)(2)(c)(1))

Technical Report

VARIANCE

The applicant is requesting a variance in order to construct a 40-foot by 60-foot pole barn. The City of Gulfport requires the total amount of accessory structure square footage to be under 2000 square feet for properties over one acre. The proposed structure is 2400 square feet. As proposed, the structure will meet all required setbacks. The site contains an old basketball court with an existing slab that the pole barn will be built on top of. It should be noted that there are no other accessory structures of this size in the immediate area. The approval of this variance would create a precedence for properties in this zoning district.

- (a) The applicant claims that the size of the property is the special condition that causes the need for the variance. The applicant notes that there is only 1 structure on the property and that it will be placed over an abandoned basketball court. It is clear to staff that the applicant is creating their own hardship and that no special condition exists as proposed.
- (b) The applicant does not address the question and states that the property is big enough for the building and it will not be seen from the road. It is clear to staff that the applicant is causing the need for this variance. The applicant wants to cover an unused basketball court with a pole barn and that does not constitute a hardship. Also, the structure will be visible from the road unless further development blocks the view from the street.
- (c) The applicant suggests that the pre-existing slab for the unused basketball court is roughly 40-foot by 60-foot and the poles will be placed just outside of the slab. It is clear to staff that the existence of a slab does not constitute a special condition that would justify the need for an accessory structure of this size.
- (d) The applicant states that this building will be another classroom and does not address how the literal interpretation of the ordinance would deprive them of rights enjoyed by others. It must be stated that an accessory structure could not be used as a "classroom". The literal interpretation would not allow the applicant to construct this structure.
- (e) The applicant claims that the granting of this variance will not confer any special privilege onto them. It is clear to staff that a special privilege would be granted if this variance is approved. There is no hardship faced as proposed.
- (f) This property is zoned R-2, and an accessory structure is allowed by right.

EXECUTIVE SUMMARY

The applicant has not met the 6 criteria necessary for a variance to relieve a hardship. The applicant is requesting a variance in order to construct a 40-foot by 60-foot pole barn. The proposed accessory structure will meet the setback requirements for the zoning district of 25 feet from the front property line and 8 feet from the side and rear property lines. The applicant claims that the existence of the pre-existing slab is the reason for this variance request. The slab was originally for a basketball court. The pre-existing nature of a slab does not necessitate a structure being built to the same size. The approval of this variance would create a precedence for properties in this zoning district. It is clear to staff that no hardship is faced.

Any approval should consider these conditions:

1. Approval would allow for a 2400 square feet accessory structure.
2. Must comply with all current Building Codes and City of Gulfport Ordinances.

DEPARTMENTAL CONDITIONS

Technical Report
VARIANCE

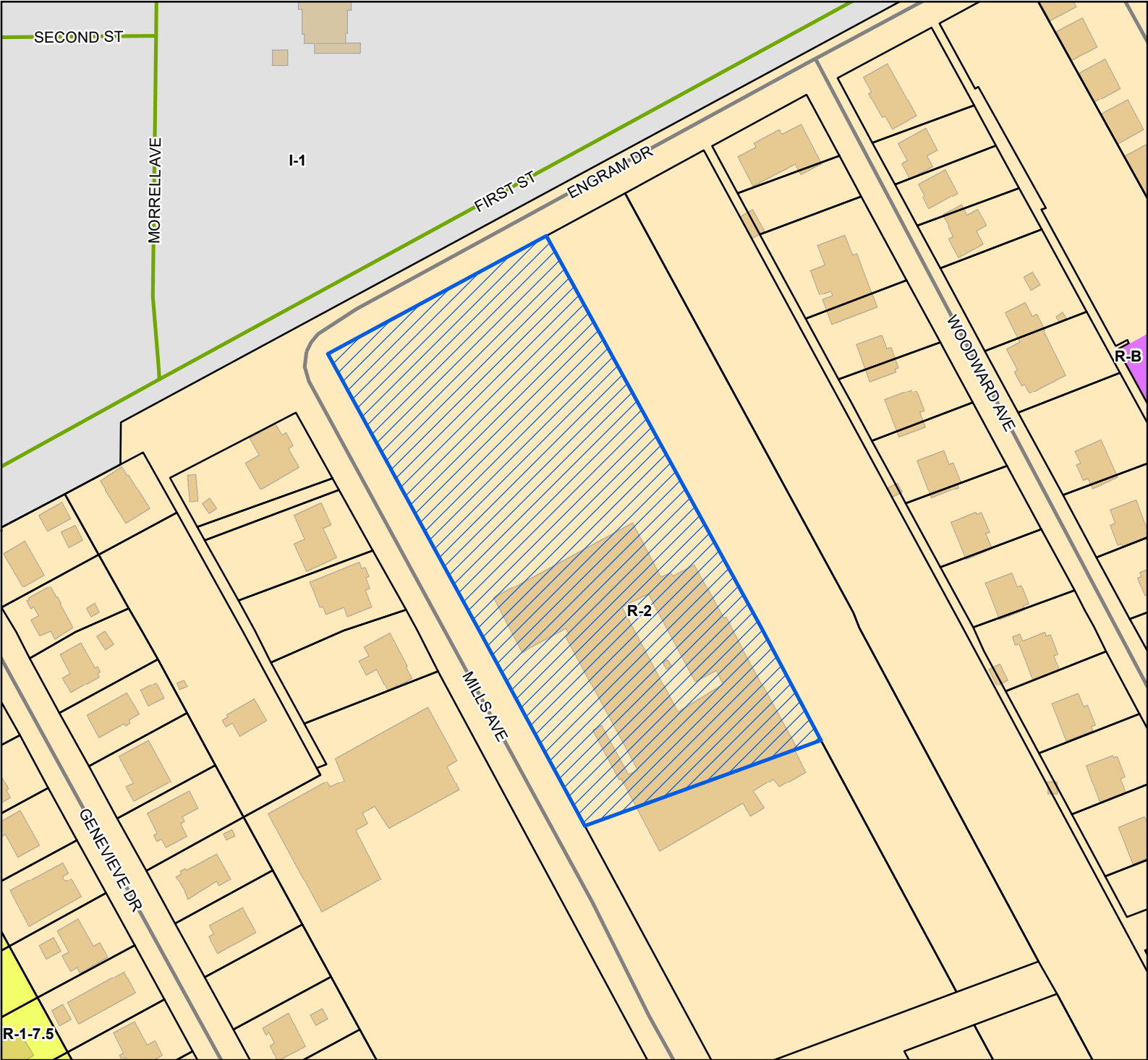
- Engineering:** No conditions. Memo dated 6/5/2026.
- Public Works:** No comment as of 6/5/2026.
- Traffic and Safety:** No comment as of 6/5/2026
- Building Code Services:** Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 5/29/2026.
- GIS:** No conditions. Memo dated 6/4/2026.
- Police Department:** No comment as of 6/5/2026.
- Fire Department:** No conditions. Memo dated 5/27/2026.
- City Arborist:** No comment as of 6/5/2026.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

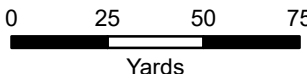


Greg Holmes
Director of Urban Development Department



- Site
- Street
- Military Street
- Parcels
- Buildings
- City Limit
- Zoning**
- I-1 - Light Industry District
- R-1-7.5 - Single Family Residence District (Low Density)
- R-2 - Single Family Residence District (Medium Density)
- R-B - Residence-Business District

Site Information
 0711F-02-028.000
 Zoning: R-2 (Single Family)
 Size: 3.71 Acres
 Flood: X



1 inch = 150 feet



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



R#: 13831266

CASE NUMBER

26062B085

JH 05/01/2026
JW

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

ZONING BOARD OF ADJUSTMENTS AND APPEALS APPLICATION

REQUESTED ACTION BY THE ZONING BOARD OF ADJUSTMENTS AND APPEALS
(A separate submission form is required for each request)

- Appeal of Planning Administrator
- Excessive Height
- Fence Variance
- Special Exception
- Variance

TAX PARCEL NUMBERS

| | | | | | | | | | | | | | | | | | | | | |
|------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 0711F-02-028.000 | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |

Property Address:

1526 Mills Avenue
Lot(s) _____ Block(s) _____ Subdivision _____

General Description of Request: 40x60x10 Pole Barn to be built on top of existing basketball court at Gaston Point Elem. for Gulfport School District

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**.



Designation of Agent

I, JACK Wittmann, being property owner of 1526 Mills Ave.
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Cory Creel w/ Register Con. to act as my
PRINT NAME
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning
Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

[Signature] 4/15/26
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 15th day of April, 2026

[Signature]
Notary Public

March 2, 2029
Commission Expiration



Covenant Affidavit

I, SACK Wittmann, being owner or agent of the property 1526 Mills Ave
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] 4/15/26
Signature Date



STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 15th day of April, 2026

[Signature]

March 2, 2029

Commission Expiration

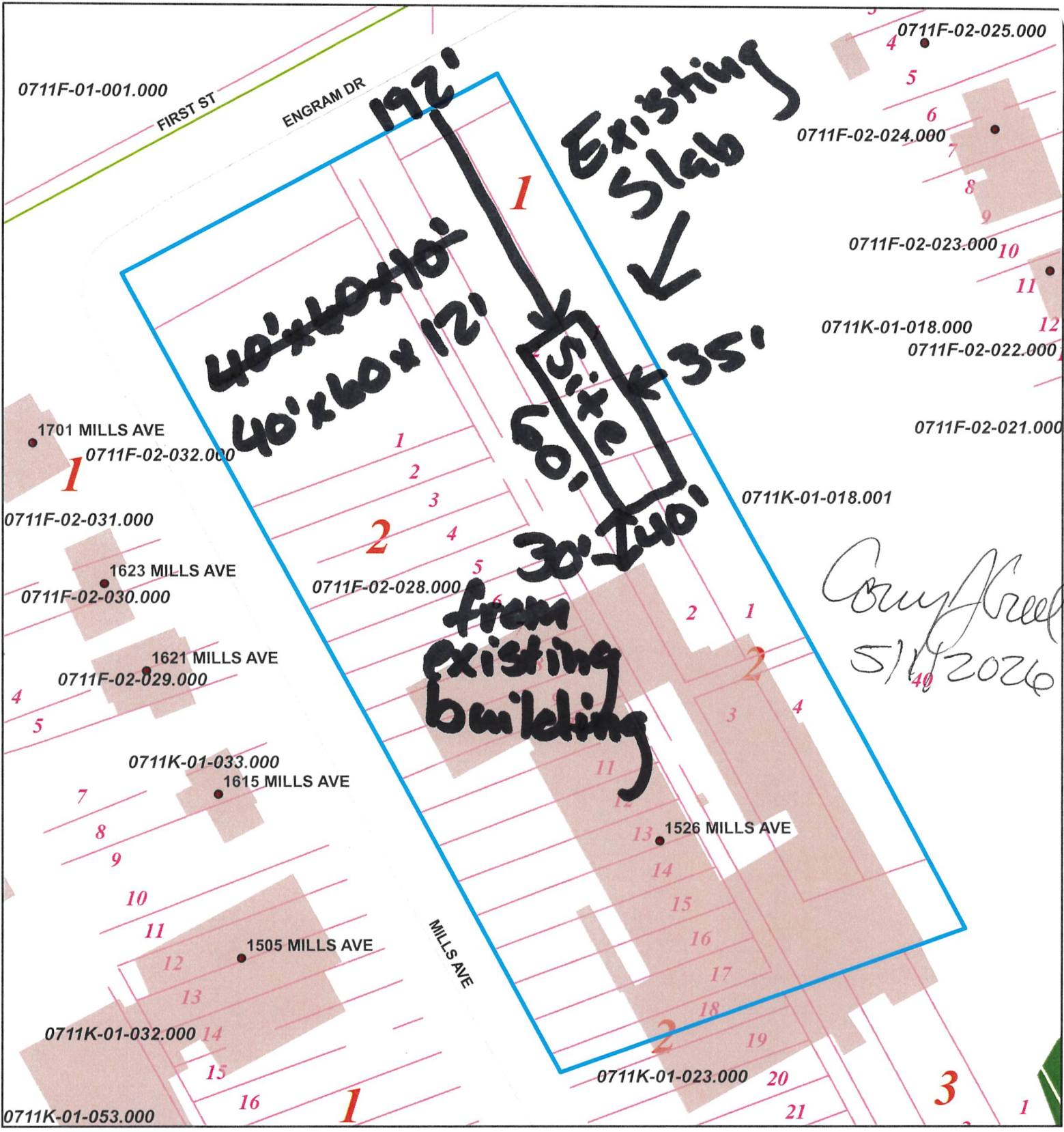
Notary Public

VARIANCE SUBMISSIONS

CSC Answer the following six questions individually and thoroughly as a separate attachment.

1. Demonstrate that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. (i.e., What is special about your property that you need to request a variance?) *Large Parcel w/ one building, Building 40x60x10 Pole Barn on abandoned basketball Court for →*
2. Demonstrate that the special conditions and circumstances do not result from the actions of the applicant. (i.e., Show that you did not cause the need for the variance.) *Property is big enough for this building and will not be seen from the road.*
3. Demonstrate that an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution. (i.e., Explain what your hardship is and why the property cannot comply with the zoning ordinance. Further, explain why this hardship is not commonly found on other properties?) *Slab is just under 40x60. Poles will be set just outside of existing slab.*
4. Demonstrate how the literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of the zoning ordinance. (i.e., Explain how the request meets the right of reasonable economic return and/or the right to reasonable development of your property which might generally be expected in your district.) *This building will be another "classroom".*
5. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and hardship. (i.e., Will you receive any special benefit that others who follow the Zoning Ordinance cannot receive?) *None will not*
6. State whether the use proposed is permissible by right, with planning approval or by special exception with respect to uses of land or structures.

It is permissible.



1 inch = 83 feet



DATA DISCLAIMER:

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

Area Map

Parcels

Printed 5/1/2026



DB 462

STATE OF MISSISSIPPI

COUNTY OF HARRISON

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Dollars (\$100.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the CITY OF GULFPORT, a municipal corporation organized and existing under the laws of the State of Mississippi, does hereby sell, convey and quitclaim unto JAMES S. EATON, MRS. CHARLES R. STOREY, C. A. RAPE, GEORGE M. OWEN, and A. L. GREEN, as Trustees of the Gulfport Municipal Separate School District of Harrison County, Mississippi, the following described property situated in the City of Gulfport, Harrison County, Mississippi, to-wit:

Lots One (1) to Thirty (30), inclusive, Block Two (2), Gulf and Natchez Addition to the City of Gulfport, and Blocks One (1), Two (2) and Three (3) of the Extension of Gulf and Natchez Addition to the City of Gulfport, according to the maps or plats of said subdivisions on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi.

IN WITNESS WHEREOF, the duly constituted officers of said grantor have caused its corporate name and seal to be hereunto affixed this the 17th day of April, A. D., 1960.

CITY OF GULFPORT

ATTEST:

BY: R. B. Meadows, Jr.
R. B. Meadows, Jr., Mayor

J. H. McManus
J. H. McManus, City Clerk

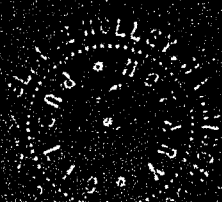
STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the above County and State, R. B. MEADOWS, JR., Mayor, and J. H. McMANUS, City Clerk, of the City of Gulfport, Mississippi, who acknowledged to me that they signed, affixed the municipal seal, and delivered the above and foregoing instrument on the day and year therein written as and for the act and deed of the City of Gulfport, Mississippi, being duly authorized so to act.

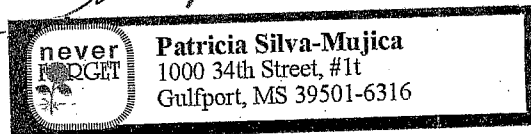
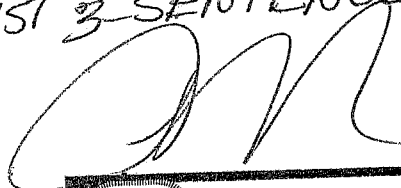
GIVEN under my hand and official seal of office this the 17 day of April, A. D., 1960.

Gene H. Alley
NOTARY PUBLIC

My Commission Expires: 7-28-61

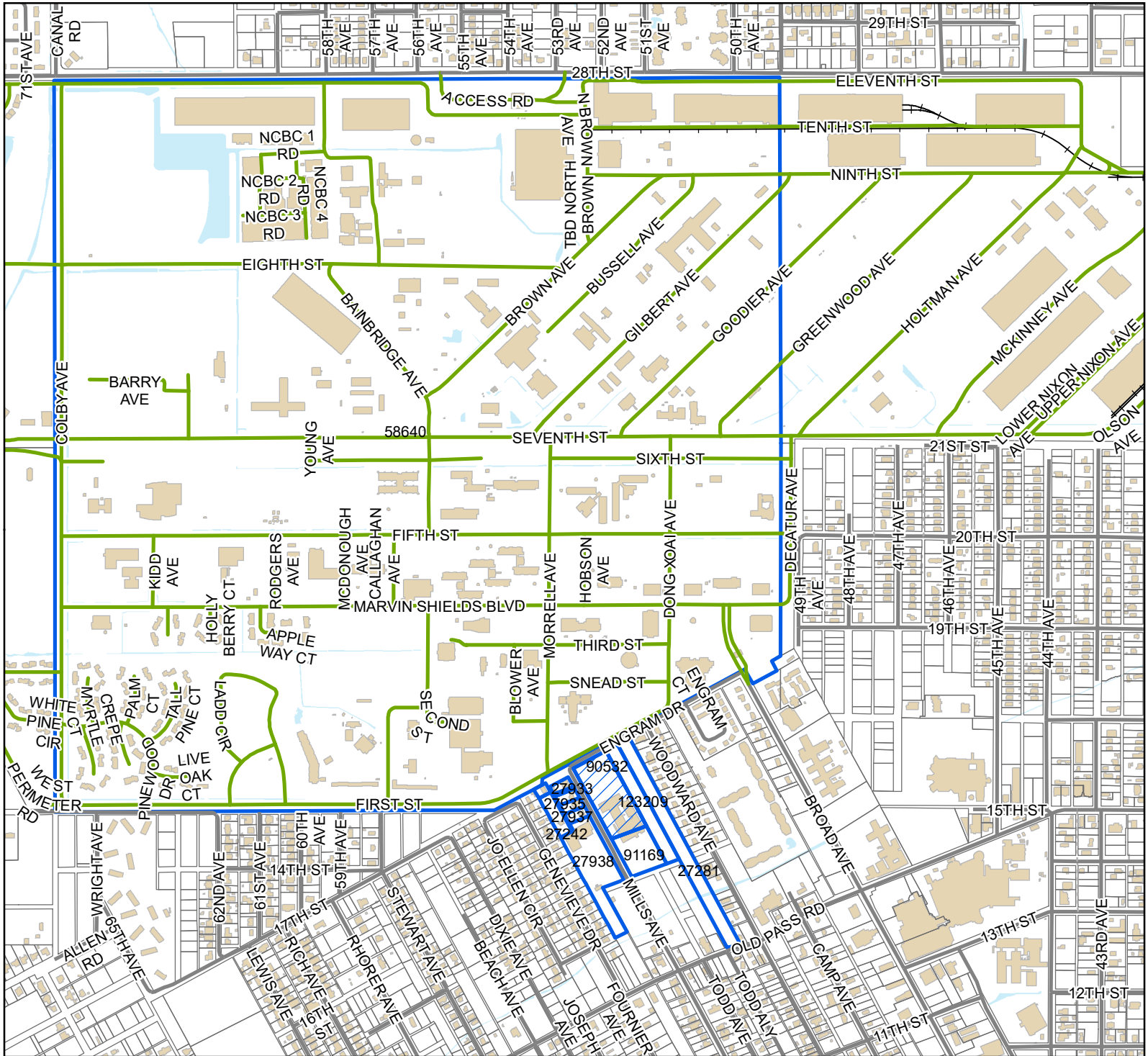


THIS IS THE CURRENT AND
2ND LOCATION FOR THE
GASTON POINT ELEMENTARY SCHOOL,
WHICH IS LOCATED ON MILLS
AVENUE IN GULFPORT, MS, SEE P/B
472, P. 116 AT LAST 3 SENTENCES ATTACHED
HERE TO.



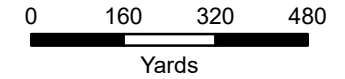
04-25-2019

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|------|-------|------------------|---|--------------------|----------|-------|-------|
| Y | | 0711F-02-028.000 | GULFPORT SCHOOL DISTRICT (OWNER) | 2001 PASS ROAD | GULFPORT | MS | 39501 |
| | | | REGISTER CONSTRUCTION (AGENT) | 17403 HWY 49 | SAUCIER | MS | 39574 |
| | | | Adjacent Property Owners (2606ZB085) | | | | |
| | 27935 | 0711F-02-030.000 | CHAPMAN DANIEL & DAVIS DORIS | 1216 WOODWARD AVE | GULFPORT | MD | 39501 |
| | 27242 | 0711K-01-034.000 | SMITH MARY NELL -EST- | 1621 1/2 MILLS AVE | GULFPORT | MS | 39503 |
| | 27243 | 0711F-02-033.000 | THOMAS LAVADA | 1701 1/2 MILLS AVE | GULFPORT | MS | 39501 |
| | 27937 | 0711K-01-033.000 | REAL EQUITY VENTURES LLC | 8 THE GREEN STE A | DOVER | DE | 19901 |
| | 27936 | 0711F-02-029.000 | HOSKINS BERTHA M & ROBERT E JR | 1220 CAMP AVE | GULFPORT | MS | 39501 |
| | 27934 | 0711F-02-032.000 | BRADSHAW RUBY -ESTATE- | 1701 MILLS AVE | GULFPORT | MS | 39501 |
| | 27933 | 0711F-02-031.000 | PAYNE BRUCE A | P O BOX 1692 | SAVANNAH | TN | 38372 |
| | 58640 | 0711F-01-001.000 | U S GOVT | 4802 JEFFERSON AVE | GULFPORT | MS | 39501 |

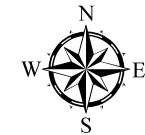


Legend

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



1 inch = 1,000 feet



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McClatchy

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

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

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

AFFIDAVIT OF PUBLICATION

| Account # | Order Number | Identification | Order PO | Cols | Depth |
|-----------|--------------|-----------------------|-------------------|------|-------|
| 49732 | IPL0344194 | Legal Ad - IPL0344194 | JUNE ZONING BOARD | 1.0 | 57.0L |

ATTENTION: GULFPORT CITY HALL IP
 1410 24 TH AVENUE
 GULFPORT, MS 39501
 jversiga@gulfport-ms.gov

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

Before me, the undersigned Notary personally appeared the undersigned, who, being by me first duly sworn, did depose and say that he/she is a clerk of The Sun Herald, a daily newspaper published in the city of Gulfport, in Harrison County, Mississippi and the publication of the notice, a copy of which is hereto attached, has been made in said paper in the issue(s) of:

1.0 insertion(s) published on:
 06/03/26 Print

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 PM., Thursday, June 18th, 2026 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2606ZB078, by owners Sidney & Judy Smith, seeking approval for a garage that is in front of the front facade where ordinance requires them to be flush with the front facade in transect zones, Tax Parcel 0910P-05-006.000, 12 Woodglen Drive, Zoned T3 (Sub-Urban Zone), Ward 2

Variance 2606ZB085, by agent Corey Creel, seeking approval for a 2,400 square-foot accessory structure where the size limit is 2,000 square feet, Tax Parcel 0711F-02-028.000, 1526 Mills Avenue, Zoned R-2 (Single-family), Ward 1

Variance 2606ZB087, by agent Gulf South Signs, seeking approval for a 5-foot street frontage setback for a new freestanding ground sign where 10 feet is required, Tax Parcel 1008M-01-016.000 & 1008M-01-014.000, 11401 Helen Richards Road, Zoned B-2 (General Business), Ward 5

Variance 2607ZB092, by agent Terry Moran, seeking approval for 50-foot wide lots where lot width is required to be 60 feet for a proposed subdivision, Tax Parcels 0908M-01-009.000, 0908M-01-014.000, De-deaux Road, Zoned B-1 (Neighborhood Business), Ward 6

This the 27th day of May 2026
 Nathan Boddie, Chairman
 City of Gulfport Zoning Board of Adjustment and Appeals
 IPL0344194
 Jun 3 2026

[Print Tearsheet Link](#)

[Marketplace Link](#)

Mary Castro



Mary Castro

Sherry J Chasteen



Sworn to and subscribed before
 me on

Jun 3, 2026, 11:09 AM EDT



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



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

ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, June 18, 2026

Variance 2606ZB087: Variance 2606ZB087, by agent Gulf South Signs, seeking approval for a 5-foot street frontage setback for a new freestanding ground sign where 10 feet is required, Tax Parcels 1008M-01-016.000 & 1008M-01-014.000, 11401 Helen Richards Road, Zoned B-2 (General Business), Ward 5

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2606ZB087

Hearing Date: June 18, 2026

Current Zoning/Use: B-2 / Commercial Structures

Legal: Variance 2606ZB087, by agent Gulf South Signs, seeking approval for a 5-foot street frontage setback for a new freestanding ground sign where 10 feet is required, Tax Parcels 1008M-01-016.000 & 1008M-01-014.000, 11401 Helen Richards Road, Zoned B-2 (General Business), Ward 5

TECHNICAL DETAILS

Variances involve special cases where unique factors contribute to justify a use of property that does not conform to the City's enforced ordinances. Therefore, variances should not be granted unless they are able to adequately meet the following conditions:

- (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
- (b) The special conditions and circumstances do not result from the actions of the applicant;
- (c) That an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution;
- (d) That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of this ordinance;
- (e) That the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and the hardship;
- (f) That the use proposed is permissible by right or with planning approval or by special exception.

(Ord. App. A Sec. VIII (B)(2)(c)(1))

Technical Report

VARIANCE

The applicant requests a variance to place the proposed freestanding ground sign at five feet from the front property line where a ten-foot front setback is required.

- (a) The applicant notes that the driveway location to the entrance of J Allen Mazda causes the need for a variance. Upon staff review of the property of J Allen Mazda, the Mazda dealership is being built between three existing businesses, Sonic Drive-in, Circle K gas station and J Allen Toyota, which is why the variance is needed.
- (b) In the application, the applicant cites that limited space for a pylon sign on this property is the cause of needing a variance for the setback. The applicant has caused hardship due to the development of new Mazda dealership.
- (c) Applicants claim that other properties have access to be able to place their pylon sign at a 15-foot setback. According to staff research, Domino's Pizza was built before the City of Gulfport's current district regulations which would have required a 25-foot front yard setback for B-2 zoning districts. Cheeky Monkey Carwash located at 11252 Lorraine Road, case # 2408ZB124, was approved for a variance of 9 feet to allow for a 1-foot front yard setback, where 10 is required. Express Oil located at 11208 Lorraine Rd., meets the required setback of 10 feet from the front property line.
- (d) While the applicant does not directly address the effect of the literal interpretations of the ordinance, the applicant claims that the zoning ordinance would deprive the owner of a pylon sign. Upon staff review of the nearby area, majority of the existing businesses close to the interstate were built prior to the ordinance or are directly abutting two or more public rights-of-way which allow for greater visibility.
- (e) The applicant did not properly address this question. Upon staff review of the subject site, and the neighboring areas, there are other businesses along Lorraine Road that have signage that appear to be within the 10 front yard setback required for freestanding ground signs. However, according to the earliest available imagery, dated for 2007, these signs existed before the current sign ordinance.
- (f) This property is zoned B-2, and a freestanding ground sign is permissible in a B-2 zoning district. Proposed ground sign was approved by Architectural Review Committee under case number 2605ARC010.

EXECUTIVE SUMMARY

The applicant is seeking approval for a 5-foot front yard setback for a freestanding ground sign where ordinance requires 10 feet. The applicant claims that their hardship is due to the driveway location to the entrance of J Allen Mazda and J Allen Toyota cause the need for a variance. Upon staff review of the location, the applicant has caused the hardship of building a new car dealership between three existing businesses, Sonic Drive-in located at 11150 Lorraine Rd., Circle K gas station located at 11160 Lorraine Rd., and J Allen Toyota located at 11397 Helen Richards Rd. Upon review of the other existing businesses along Lorraine Road and at Helen Richards Rd., these businesses do have signs that appear to be within the 10 front yard setback. However, according to the earliest available imagery, dated for 2007, these signs have existed before the current sign ordinance.

Any approval should consider these conditions:

1. Must not interfere with line of site to traffic.

Technical Report
VARIANCE

DEPARTMENTAL CONDITIONS

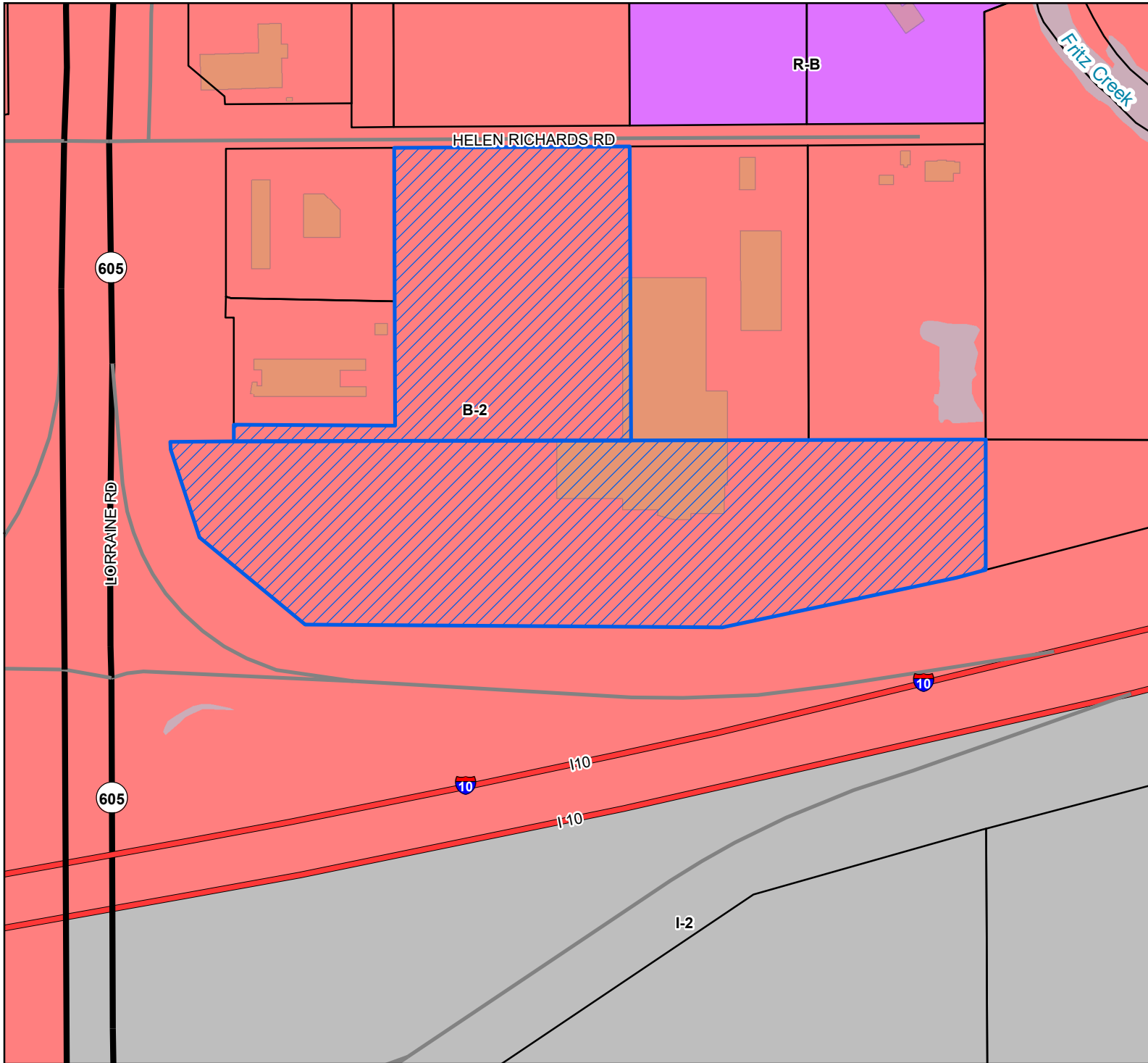
- Engineering:** No conditions. Memo dated 6/5/2026.
- Public Works:** No comment as of 6/5/2026.
- Traffic and Safety:** No comment as of 6/5/2026.
- Building Code Services:** Condition. Must not interfere with line of site to traffic. Memo dated 5/27/2026.
- GIS:** No conditions. Memo dated 6/5/2026.
- Police Department:** No comment as of 6/5/2026.
- Fire Department:** No conditions. Memo dated 5/27/2026.
- City Arborist:** No comment as of 6/5/2026.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

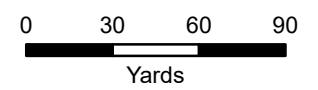


Greg Holmes
Director of Urban Development Department



- Site
- Interstate Highway
- US or State Highway
- Street
- Parcels
- Buildings
- Water Features
- City Limit
- Zoning**
- B-2 - General Business District
- I-2 - Heavy Industry District
- R-B - Residence-Business District

Site Information
 1008M-01-016.000
 1008M-01-014.000
 Zoning: B-2 (General Busines)
 Size: 9.84 Acres
 Flood: X



1 inch = 200 feet



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



WD 5/4/26
CASE NUMBER
260628087
R#13832596

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

ZONING BOARD OF ADJUSTMENTS AND APPEALS APPLICATION

REQUESTED ACTION BY THE ZONING BOARD OF ADJUSTMENTS AND APPEALS
(A separate submission form is required for each request)

- Appeal of Planning Administrator
- Excessive Height
- Fence Variance
- Special Exception
- Variance

TAX PARCEL NUMBERS

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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Property Address:

11401 Helen Richards Dr, Gulfport, MS 39503

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

General Description of Request: requesting a 5'-0" setback for the pylon 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**.



Designation of Agent

I, Jonathan Allen, being property owner of 11401 Helen Richards Rd which is the subject of this application hereby authorize Gulf South Signs to act as my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

[Signature]
Signature

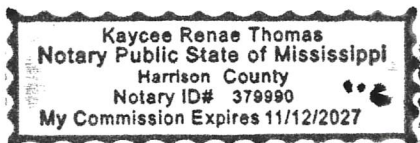
4-29-26
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 29 day of April, 2026

[Signature]
Notary Public

11/12/2027
Commission Expiration





Covenant Affidavit

I, Jonathan Allen, being owner or agent of the property 11401 Helen Richards Rd
PRINT NAME PRIMARY ADDRESS OR PARCEL

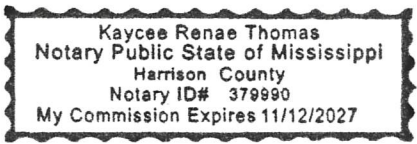
which is the subject of this application, hereby state that this variance request is not in violation of any restrictive or protective covenants.

[Signature] _____ 4-29-26 _____
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

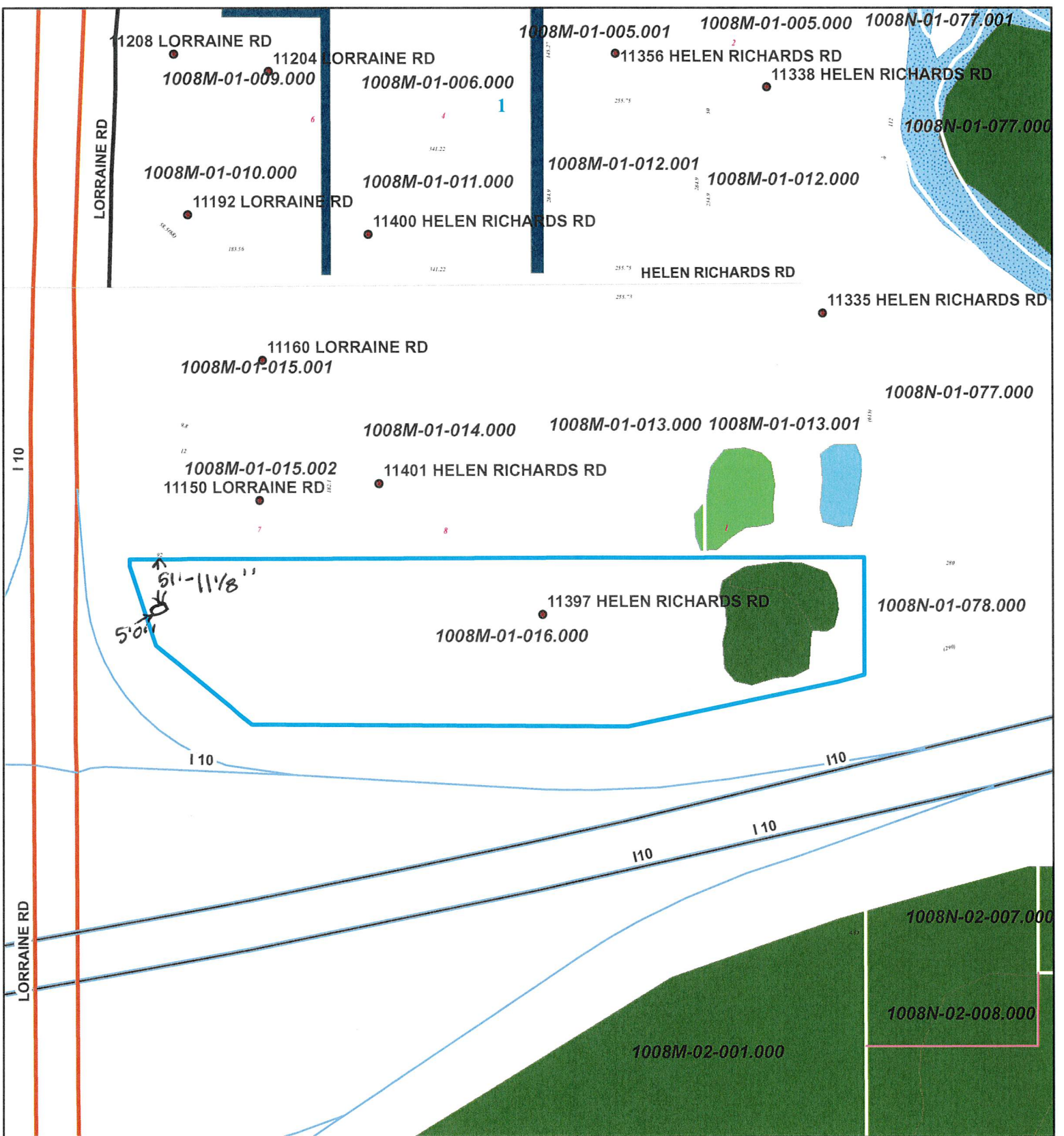
Given under my hand and seal of office this the 29 day of April, 2026

[Signature] _____ 11/12/2027 _____
Notary Public Commission Expiration



Variance Submission

1. The driveway location to the entrance of J Allen Mazda causes the need for a variance. The location gives the owner limited space to put a pylon sign.
2. The limited space for a pylon sign on this property is the cause of needing a variance for the setback.
3. Other properties have access to be able to their pylon sign at a 15'-0" setback. Because of the location, we are requesting a 5'-0" setback.
4. The zoning ordinance would deprive the owner of a pylon sign. Other properties nearby have pylon signs to show where their business is located. Without a pylon sign, it will be hard for customers to identify where the J Allen Mazda dealership is located.
5. The owner will receive no special benefits from the granting of this variance. The owner would like to have a pylon sign like other nearby businesses.
6. With planning approval, we believe the requested pylon sign meets the basic size and height requirements of the planning department. Due to the restrictive design layout of the small property, it is not possible to apply the 15'-0" setback rule without impeding travel on site.



1 inch = 209 feet



DATA DISCLAIMER:

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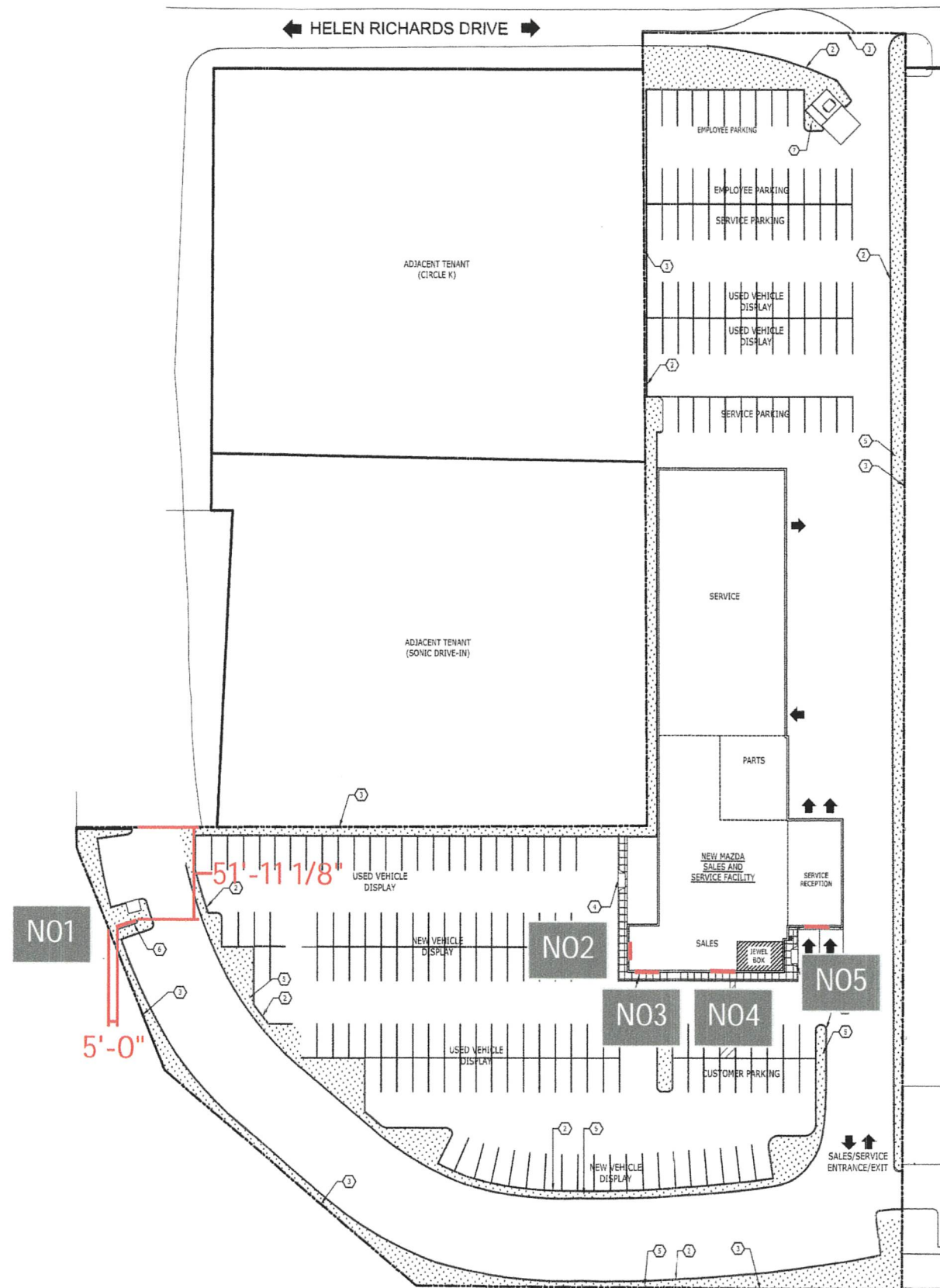
Area Map

Parcels

Printed 5/4/2026



NEW SITE PLAN



DEALER IDENTIFICATION PROGRAM

Site 34729 - J. Allen Mazda

J. Allen Mazda
11150 Lorraine Rd
Gulfport, MS

File Name :J. Allen Mazda
Page: 10
Drawn By: CH

Creation Date: 05/29/25

| | |
|------------------|---------|
| Rev. 1: 09/23/25 | Rev. 6: |
| Rev. 2: 02/04/26 | Rev. 7: |
| Rev. 3: | Rev. 8: |
| Rev. 4: | Rev. 9: |
| Rev. 5: | Rev.10: |

IMPORTANT APPROVAL NOTIFICATION

ONCE APPROVAL HAS BEEN RECEIVED, YOU WILL BE HELD FINANCIALLY RESPONSIBLE FOR ANY ADDITIONAL CHANGES OR ADJUSTMENTS TO THE RECOMMENDED SIGNAGE.

Authorized Signature: _____

Print Name: _____

Date: _____

- Approved As Shown
- Approved with Changes Noted

This Brand Book represents the Mazda North American Operations approved location placement for proposed signs. No variation will be permitted.

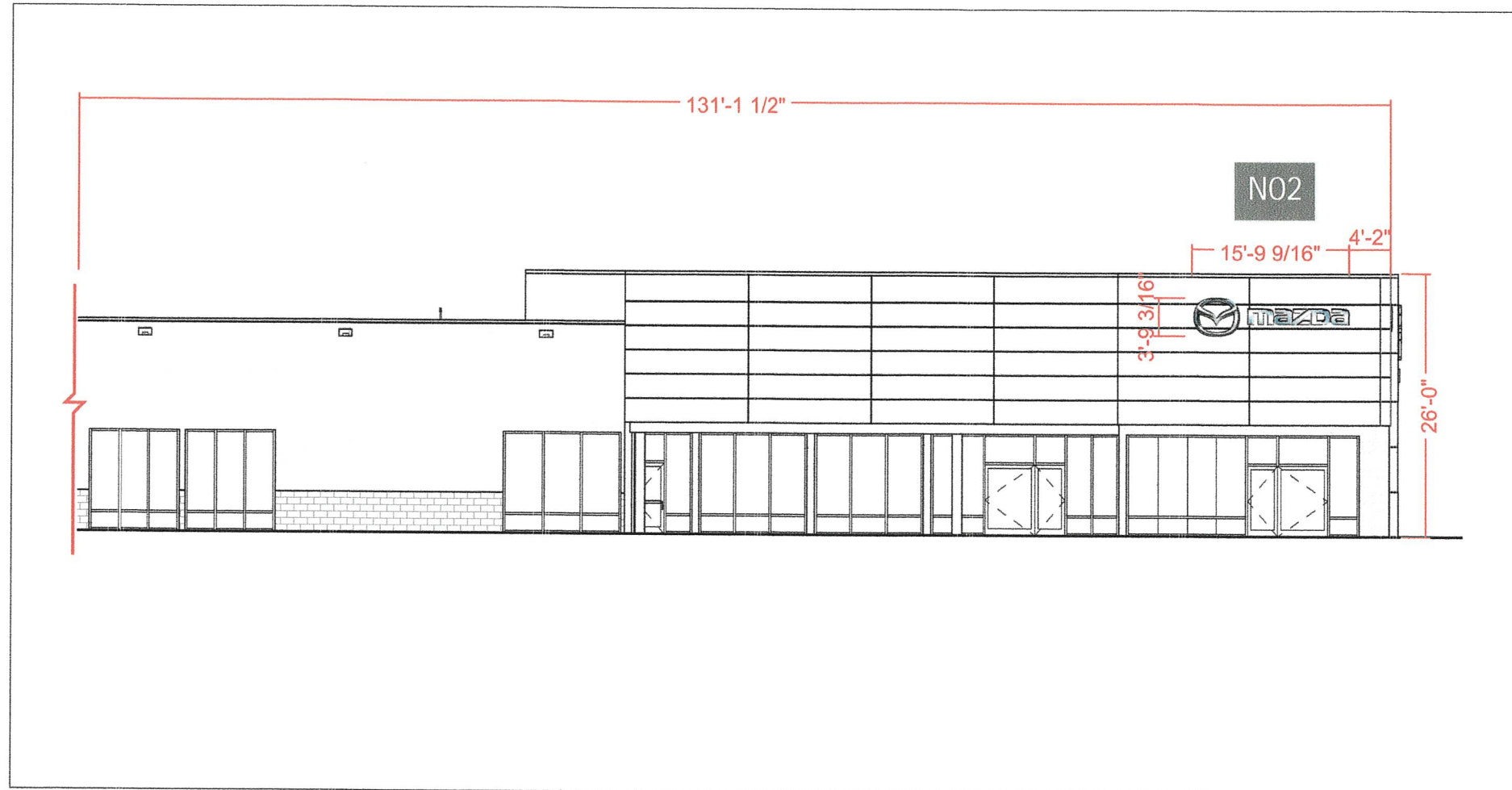
Drawings are the exclusive property of AGI. Any unauthorized use or duplication is not permitted.



2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 - Fax (757) 430-1297
www.AGISign.com

Proposed Signage - Elevation

Scale: NTS



NOTES

N02 - AGI to supply and install MS45/ML18.7, 45" Chromed Brand Symbol & 18.7" Mazda Logotype Letters (Horizontal), Illuminated. Dealer to provide blocking of at least 3/4" plywood for structural backing. Dealer to provide electrical within 5' of connection and sufficient access.



mazda

DEALER IDENTIFICATION PROGRAM

Site 34729 - J. Allen Mazda

J. Allen Mazda
11150 Lorraine Rd
Gulfport, MS

File Name :J. Allen Mazda
Page: 8
Drawn By: CH

Creation Date: 05/29/25

| | |
|------------------|---------|
| Rev. 1: 09/23/25 | Rev. 6: |
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Date: _____

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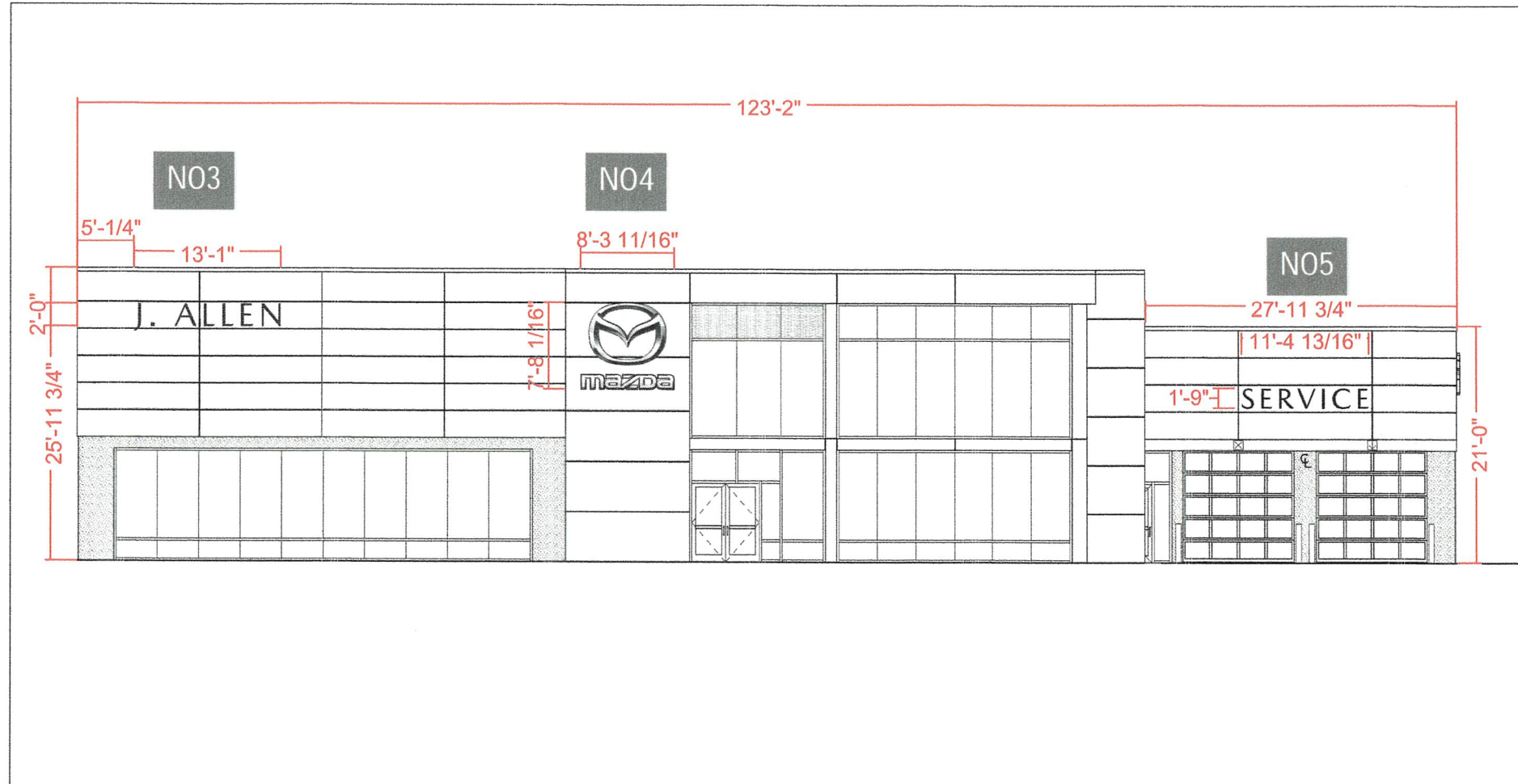
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2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 - Fax (757) 430-1297
www.AGISign.com

Proposed Signage - Elevation

Scale: NTS



NOTES

N03 - AGI to supply and install RE-24-DN, 24" Dealer Letters, Black faces, reading "J. ALLEN", Illuminated.
Dealer to provide blocking of at least 3/4" plywood for structural backing. Dealer to provide electrical within 5' of connection and sufficient access.

N04 - AGI to supply and install MS66/ML15.3, 66" Chromed BrandSymbol & 15.3" Mazda Logotype Letters (Stacked), Illuminated. Dealer to provide blocking of at least 3/4" plywood for structural backing. Dealer to provide electrical within 5' of connection and sufficient access.

N05 - AGI to supply and install RE-21-DN, 21" Dealer Letters, Black faces, reading "SERVICE", Illuminated.
Dealer to provide blocking of at least 3/4" plywood for structural backing. Dealer to provide electrical within 5' of connection and sufficient access.



mazda

DEALER IDENTIFICATION PROGRAM

Site 34729 - J. Allen Mazda

J. Allen Mazda
 11150 Lorraine Rd
 Gulfport, MS

File Name :J. Allen Mazda
 Page: 9
 Drawn By: CH

Creation Date: 05/29/25

Rev. 1: 09/23/25 Rev. 6:
 Rev. 2: 02/04/26 Rev. 7:
 Rev. 3: Rev. 8:
 Rev. 4: Rev. 9:
 Rev. 5: Rev.10:

IMPORTANT APPROVAL NOTIFICATION

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Authorized Signature: _____

Print Name: _____

Date: _____

Approved As Shown

Approved with Changes Noted

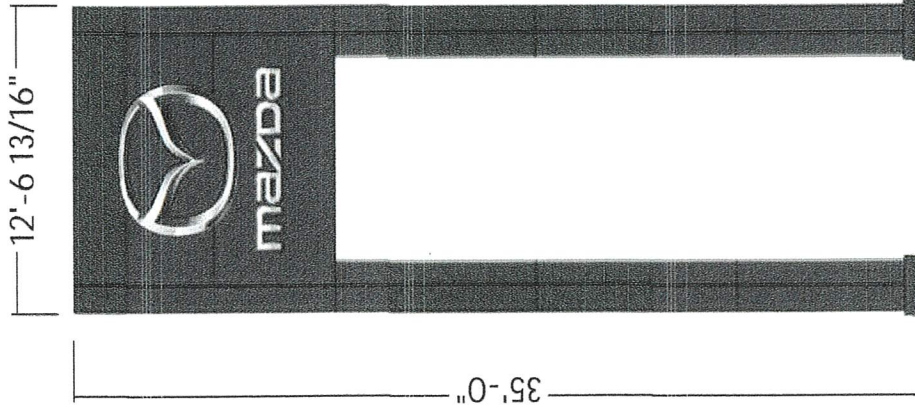
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2655 International Pkwy., Virginia Beach, VA 23452
 PHONE: (757) 427-1900 - Fax (757) 430-1297
 www.AGISign.com

PROPOSED SIGNAGE



N01

P100-35-175

NOTES

N01 - AGI to supply and install a VHWL P100-35-175 Pylon Sign, chrome illuminated, engineered to 154 MPH wind load, on a new foundation. Please refer to the brandbook site plan for location of new pylon sign.
Dealer to provide electrical within 5' of connection and sufficient access.



DEALER IDENTIFICATION PROGRAM

Site 34729 - J. Allen Mazda

J. Allen Mazda
11150 Lorraine Rd
Gulfport, MS

File Name : J. Allen Mazda
Page: 7
Drawn By: CH

Creation Date: 05/29/25
Rev. 1: 09/23/25 Rev. 6:
Rev. 2: 02/04/26 Rev. 7:
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Rev. 4: Rev. 9:
Rev. 5: Rev. 10:

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ONCE APPROVAL HAS BEEN RECEIVED, YOU WILL BE HELD FINANCIALLY RESPONSIBLE FOR ANY ADDITIONAL CHANGES OR ADJUSTMENTS TO THE RECOMMENDED SIGNAGE.

Authorized Signature: _____

Print Name: _____

Date: _____

- Approved As Shown
 Approved with Changes Noted

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No violation will be permitted.

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AGI

2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 - Fax (757) 430-1297
www.AGISign.com

Our File: B250347
Prepared by & Return To:
Robert T. Schwartz (MSB # 10482)
Schwartz, Orgler, Jordan & Williams PLLC
2137 E Pass Road, Suite B,
Gulfport MS 39507
228-388-7441



1st JUDICIAL DISTRICT
INSTRUMENT 2025-0010019-D-J1
FILED/RECORDED 5/22/2025 1:47:03 PM
TOTAL FEES \$26.00
3 PAGES RECORDED

Index in NE1/4 of SW1/4 and SE1/4 of SW1/4, Sec 7-7-10 and Lots 7& 8 of the Partition of the heirs of Jesse Richards

STATE OF MISSISSIPPI
COUNTY OF HARRISON

SPECIAL 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,

Titan Property Group, LLC, a Mississippi limited liability company

11397 Helen Richards Rd, Gulfport, MS 39503, 228-896-8220

does hereby sell, convey and warrant specially unto

Titan Property Group, LLC, a Mississippi limited liability company

11397 Helen Richards Rd, Gulfport, MS 39503, 228-896-8220

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

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH:

BEGINNING AT AN AXLE FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, SAID POINT HAVING THE FOLLOWING STATE PLANE COORDINATES (MS EAST/NAD83 IN FEET), NORTH 344,125.32, EAST 923,198.80; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, S89°39'24"W 255.01' TO AN IRON ROD SET AT THE SOUTHEAST CORNER OF THE WEST HALF OF LOT 1 OF THE PARTITION OF THE JESSE RICHARD ESTATE AS PER MAP OR PLAT ON FILE IN DEED BOOK 190 ON PAGE 474; THENCE ALONG THE EAST LINE OF SAID WEST HALF OF LOT 1, N00°08'07"W 426.20' TO A 1/2" IRON ROD FOUND ON THE SOUTH MARGIN OF HELEN RICHARDS DRIVE; THENCE ALONG SAID SOUTH MARGIN OF HELEN RICHARDS DRIVE, S89°42'42"W 255.74' TO A 1/2" IRON ROD FOUND ON THE LINE BETWEEN SAID LOT 1 AND LOT 8 OF SAID PARTITION; THENCE FURTHER ALONG SAID

SOUTH MARGIN OF HELEN RICHARDS DRIVE, S89°19'27"W 341.15' TO A ½" IRON ROD FOUND ON THE WEST LINE OF LOT 8 OF SAID PARTITION; THENCE ALONG SAID WEST LINE OF LOT 8, S00°14'56"E 220.24' TO A ½" IRON ROD FOUND; THENCE FURTHER ALONG SAID WEST LINE OF LOT 8, S00°14'56"E 182.04' TO AN IRON ROD SET; THENCE N89°45'18"W 242.16' TO AN IRON ROD SET ON THE EAST MARGIN OF A PUBLIC SERVICE ROAD; THENCE ALONG SAID EAST MARGIN, S03°02'28"W 24.72' TO AN IRON ROD SET; THENCE ALONG THE SOUTH MARGIN OF SAID PUBLIC SERVICE ROAD, S89°39'24"W 79.16' TO A ½" IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 10; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, S02°04'13"W 10.24' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 10, S21°53'56"E 134.51' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND; THENCE FURTHER ALONG SAID NORTH RIGHT-OF-WAY LINE, S49°46'20"E 186.66' TO AN IRON ROD SET; THENCE FURTHER ALONG SAID NORTH RIGHT-OF-WAY LINE, S89°35'33"E 608.63' TO AN IRON ROD SET; THENCE FURTHER ALONG SAID NORTH RIGHT-OF-WAY LINE, N77°36'13"E 347.23' TO AN IRON ROD SET ON THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7; THENCE ALONG SAID EAST LINE, N00°00'14"W 183.48' TO THE POINT OF BEGINNING, CONTAINING 533,753.38 SQUARE FEET OR 12.253 ACRES. HEREIN DESCRIBED PROPERTY BEING THE COMBINED PROPERTY AS DESCRIBED AS PARCELS TWO THROUGH FIVE IN QUITCLAIM DEED 2009-7476-D-J1 OF THE LAND RECORDS OF FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

LESS AND EXCEPT:

A PARCEL OF LAND SITUATED IN LOT 7 AND LOT 8 OF THE PARTITION OF THE HEIRS OF JESSE RICHARDS IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND ALSO SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

BEGINNING AT A ½" IRON ROD FOUND AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID LOT 8 WITH THE SOUTH MARGIN OF HELEN RICHARDS DRIVE; THENCE ALONG SAID WEST LINE OF LOT 8, S00 DEGREES 14'56"E 220.24' TO A ½" IRON ROD FOUND; THENCE FURTHER ALONG SAID WEST LINE OF LOT 8, S00 DEGREES 14'56"E 182.04' TO A ½" IRON ROD SET; THENCE N89 DEGREES 45'18"W 242.16' TO A ½" IRON ROD SET ON THE EAST MARGIN OF HIGHWAY 605; THENCE ALONG SAID EAST MARGIN, S03 DEGREES 02'28"W 24.72' TO A ½" IRON ROD SET ON THE SOUTH LINE OF SAID LOT 7; THENCE ALONG SAID SOUTH LINE, S89 DEGREES 39'24"W 79.16' TO A ½" IRON ROD FOUND ON THE EAST MARGIN OF INTERSTATE HIGHWAY 10; THENCE ALONG SAID EAST MARGIN, S02 DEGREES 04'13"W 10.24' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND; THENCE ALONG THE NORTHEAST MARGIN OF INTERSTATE HIGHWAY 10, S21 DEGREES 53'56"E 134.51' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND; THENCE ALONG SAID NORTHEAST MARGIN, S49 DEGREES 47'01"E 186.66' TO A ½" IRON ROD SET; THENCE ALONG THE NORTH MARGIN OF INTERSTATE HIGHWAY 10, S89 DEGREES 36'14"E 271.61' TO A ½" IRON ROD SET; THENCE N00 DEGREES 15'22"W 685.47' TO A ½" IRON ROD SET ON THE SOUTH MARGIN OF HELEN RICHARDS DRIVE; THENCE ALONG SAID SOUTH MARGIN, S89 DEGREES 19'49"W 140.00' TO THE POINT OF BEGINNING, CONTAINING 166,823.116 SQUARE FEET OR 3.830 ACRES.

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.

THIS CONVEYANCE is further subject to all Deeds of Trust and other liens of record in favor of Hancock Whitney Bank.

WITNESS THE SIGNATURE of the undersigned, on this the 19th day of May, 2025.

Titan Property Group, LLC

BY: 
Jonathan P. Allen, Manager

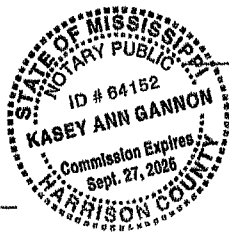
STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Jonathan P. Allen who acknowledged that he is the Manager of Titan Property Group, LLC, and as its act and deed, he signed, sealed and delivered, the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity after having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 19th day of May, 2025.

My Commission Expires:




NOTARY PUBLIC

Our File: B250347
Prepared by & Return To:
Robert T. Schwartz, Esq. (MSB # 10482)
Schwartz, Orgler, Jordan & Williams PLLC
2137 E Pass Road, Suite B
Gulfport MS 39507
228-388-7441



1st JUDICIAL DISTRICT
INSTRUMENT 2025-0010018-D-J1
FILED/RECORDED 5/22/2025 1:47:02 PM
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STATE OF MISSISSIPPI
COUNTY OF HARRISON

Index in: NE1/4 of SW1/4 and SE1/4 of SW1/4, Sec 7-7-10; and Lots 7& 8 of the Partition of the heirs of Jesse Richards

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MARGIN, S02 DEGREES 04'13"W 10.24' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND; THENCE ALONG THE NORTHEAST MARGIN OF INTERSTATE HIGHWAY 10, S21 DEGREES 53'56"E 134.51' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND; THENCE ALONG SAID NORTHEAST MARGIN, S49 DEGREES 47'01"E 186.66' TO A 1/2" IRON ROD SET; THENCE ALONG THE NORTH MARGIN OF INTERSTATE HIGHWAY 10, S89 DEGREES 36'14"E 271.61' TO A 1/2" IRON ROD SET; THENCE N00 DEGREES 15'22"W 685.47' TO A 1/2" IRON ROD SET ON THE SOUTH MARGIN OF HELEN RICHARDS DRIVE; THENCE ALONG SAID SOUTH MARGIN, S89 DEGREES 19'49"W 140.00' TO THE POINT OF BEGINNING, CONTAINING 166,823.116 SQUARE FEET OR 3.830 ACRES.

SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT FOR UTILITIES, INGRESS AND EGRESS DESCRIBED IN AN EASEMENT DECLARATION DATED MAY 19, 2025, SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

A 50 FEET WIDE INGRESS AND EGRESS AND UTILITY EASEMENT SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT A 1/2" IRON ROD FOUND AT THE POINT OF INTERSECTION OF THE WEST LINE OF LOT 8 OF THE PARTITION OF THE HEIRS OF JESSE RICHARDS WITH THE SOUTH MARGIN OF HELEN RICHARDS DRIVE; THENCE ALONG SAID WEST LINE OF LOT 8, S00 DEGREES 14'56"E 220.24' TO A 1/2" IRON ROD FOUND; THENCE FURTHER ALONG SAID WEST LINE OF LOT 8, S00 DEGREES 14'56"E 182.04' TO A 1/2" IRON ROD SET; THENCE N89 DEGREES 45'18"W 242.16' TO A 1/2" IRON ROD SET ON THE EAST MARGIN OF HIGHWAY 605; THENCE ALONG SAID EAST MARGIN, S03 DEGREES 02'28"W 24.72' TO A 1/2" IRON ROD SET ON THE SOUTH LINE OF LOT 7 OF THE PARTITION OF THE HEIRS OF JESSE RICHARDS; THENCE ALONG SAID SOUTH LINE, S89 DEGREES 39'24"W 7.96' TO THE POINT OF BEGINNING; THENCE S21 DEGREES 49'51"E 100.40'; THENCE S49 DEGREES 47'01"E 143.88'; THENCE S89 DEGREES 36'14"E 245.23'; THENCE S00 DEGREES 15'22"E 50.00'; THENCE N89 DEGREES 36'14"W 263.91'; THENCE N49 DEGREES 47'01"W 174.44'; THENCE N21 DEGREES 49'51"W 125.60'; THENCE N00 DEGREES 19'49"W 6.44' TO SAID SOUTH LINE OF LOT 7; THENCE ALONG SAID SOUTH LINE, N89 DEGREES 39'24"E 51.20' TO THE POINT OF BEGINNING, CONTAINING 26,501.30 SQUARE FEET OR 0.608 ACRE.

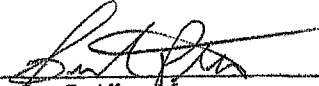
THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

THIS CONVEYANCE is further subject to all Deeds of Trust and other liens of record in favor of Hancock Whitney Bank.

SIGNATURE PAGE TO FOLLOW

WITNESS THE SIGNATURE of the undersigned, on this the 19 day of May, 2025.

Titan Property Group, LLC

BY: 
Jonathan P. Allen, Manager

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Jonathan P. Allen who acknowledged that he is the Manager of Titan Property Group, LLC, and as its act and deed, he signed, sealed and delivered, the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity after having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 19 day of May, 2025.

My Commission Expires:




NOTARY PUBLIC

Prepared by and after recording return to:
Robert T. Schwartz, Esq.
Schwartz, Orgler, Jordan & Williams, PLLC
2137 E. Pass Road, Suite B
Gulfport, MS 39507
(228) 388-7441
file # B250347
robert@sojlaw.net



Amber Hunt 1st JUDICIAL DISTRICT
INSTRUMENT 2025-0010017-D-J1
FILED/RECORDED 5/22/2025 1:47:01 PM
TOTAL FEES \$34.00
13 PAGES RECORDED

Index: NE1/4 of SW1/4 and SE1/4 of SW1/4, Sec 7-7-10 and Lots 7& 8 of the Partition
of the heirs of Jesse Richards

Grantor: Titan Property Group, LLC
11397 Helen Richards Drive
Gulfport, MS 39503
(228) 256-4040

EASEMENT DECLARATION

THIS EASEMENT DECLARATION ("Agreement") is entered into this May 19, 2025, by Titan Property Group, LLC, a Mississippi Limited Liability Company ("Titan" and/or "Declarant").

WHEREAS, Titan is the owner of certain property located in the City of Gulfport, Mississippi, consisting of 12.253 acres, more or less, and being described on the attached Exhibit "A", which Titan is developing into multiple automobile retail facilities with ancillary commercial uses ("Titan Development Parcel").

WHEREAS, Titan is dividing the Titan Development Parcel into two (2) parcels by deeds of even date. Following said division, the Titan Development Parcel will consist of a parcel being 3.830 acres, more or less ("Mazda Parcel") and another parcel being 8.423 acres, more or less ("Toyota Parcel").

WHEREAS, Titan and/or its predecessor has constructed an access road over, across and through a portion of the Titan Development Parcel described on Exhibit "B" ("Easement Area"), which provides ingress and egress to both the Mazda Parcel and Toyota Parcel.

WHEREAS, the description of the Mazda Parcel being created is set forth on Exhibit "C".

WHEREAS, the description of the Toyota Parcel being created is set forth on Exhibit "D".

WHEREAS, Declarant desires that the owners of the Mazda Parcel and Toyota Parcel and each of their respective successors and/or assigns (including any Lender who becomes an owner of any portion of the Titan Development Parcel) may enjoy free and unobstructed passage, ingress and egress through the Easement Area, including to install any utilities which may be needed in the future to serve the Mazda Parcel and Toyota Parcel.

NOW THEREFORE, FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt, sufficiency and adequacy of all of which are hereby acknowledged and confessed the Declarant does hereby agree and declare as follows:

1. **Access and Utility Easements.**

a. **Grant of Easements.** Declarant hereby grants to the current and future Owners of both the Mazda Tract and Toyota Tract:

i. a perpetual, non-exclusive easement for vehicular and pedestrian ingress and egress over, upon and across the Easement Area. (Collectively the "Access Rights"). Such Access Rights shall include vehicular and pedestrian access rights in favor of each portion of the Titan Development Parcel over, upon and across the driveways, access ways, sidewalks, walkways, and exits and entrances, as may now or hereinafter exist in the Easement Area.

ii. a perpetual, non-exclusive easement for utilities to connect into utility facilities and equipment to be located within the Easement Area. In the event any party makes such a utility connection in the future, the party making said utility connection shall be solely responsible to repair and restore the areas affected by making such connection including any re-paving and/or replacement of items that may be required.

b. **No Right to Relocate Driveways, Access Drives.** During the term of this Agreement, no party shall have the right to redesign or relocate the driveways or access drives within the Easement Area, unless the then owner(s) of the Mazda Tract and Toyota Tract both consent in writing.

c. **No Obstruction of Easement Area.** There shall not be any obstructions (except for maintenance and repair), fences, or landscaping that would in any way impede vehicular or pedestrian traffic between the parcels to be constructed in the Easement Area, it being the intent of the parties to provide for the free flow of pedestrian and vehicular traffic through the Easement Area.

d. **Condemnation.** In the event of a condemnation or transfer in lieu of condemnation affecting the Easement Area, the Owner of the parcel taken shall, with all due diligence, repair and restore or cause to be repaired and restored the drives within the Easement Area, as applicable to its former condition (or as near thereto as is possible under the circumstances) as soon as reasonably practicable following the date of the condemnation.

e. **Damage or Destruction.** In the event of material damage or destruction affecting the driveways within the Easement Area the Owner of the parcel where the damage and/or destruction occurred shall, with all due diligence, repair and restore or cause to be repaired and restored the portions of the drives in the Easement Area to its former condition (or as near thereto as is possible under the circumstances) as soon as reasonably practicable following the date of the casualty.

2. **Easements Running with the Land.** The easements, rights and obligations granted herein shall be deemed to run with the Titan Development Parcel including both the Mazda Tract and Toyota Tract and shall burden and benefit each Owner of the Titan Development Parcel as described herein including their successors and assigns (specifically including any Lender who becomes an owner of any portion of the Titan Development Parcel), and each of their respective Permittees and licensees. Notwithstanding the foregoing, each owner of any portion of the Titan Development Parcel shall be responsible only for the obligations, indemnities, duties, liabilities and responsibilities set forth in this Agreement that accrue during the period of time during which such party holds fee simple title to a tract or portion thereof. Upon conveyance of a parcel or a portion thereof, the party making such conveyance shall be relieved from the obligations, duties, indemnities and responsibilities hereunder arising from and after the date of such conveyance as to such tract, or portion thereof conveyed, and the successor owner shall become obligated hereunder for all matters arising from and after the date of conveyance.

3. **Maintenance of Parcel.** Except as otherwise provided in this Agreement, each Owner shall be responsible, at its sole cost and expense, for maintaining and repairing its respective tract and/or parcel in good order, condition and repair.

4. **Damage to Easement Area.** Each Owner shall refrain from causing any damage to the Easement Area and any and all improvements therein and thereon and shall, at its sole cost and expense, immediately repair any such damage caused by it. Each Owner of a portion of the Titan Development Parcel shall share in the costs of maintenance of the Easement Area. The maintenance costs shall be apportioned based on the square footage of the two (2) parcels within the Titan Development Parcel which are allowed to utilize the Easement Area under this Agreement. The Owner of the Mazda Tract shall provide the parties with a written statement for such expenses and

reasonable documentation to substantiate said charges. Each party shall pay the same within thirty (30) days of receipt.

5. **Remedy for Non-Performance of Maintenance.** If an Owner shall default in the performance of its maintenance obligations hereunder, then any non-defaulting Owner, in addition to all remedies it may have at law or in equity, after thirty (30) days prior written notice to the defaulting Owner, shall have the right to perform and complete such maintenance obligation on behalf of the defaulting Owner; provided, however, in the event of a maintenance emergency thirty (30) days prior written notice is not required and the non-defaulting Owner shall have the right to immediately perform and complete such maintenance obligation on behalf of the defaulting Owner. In any such event, the defaulting Owner shall promptly, and in all events within thirty (30) days of receiving invoice therefor, reimburse the Owner performing such work, the reasonable cost thereof.

6. **All Legal and Equitable Remedies Available.** In the event of a breach or threatened breach by any Owner of any of the terms, covenants, restrictions or conditions hereof, the other Owner(s), individually or collectively, shall be entitled to all legal and equitable remedies. Without limitation of the foregoing, any Owner shall be entitled forthwith to full and adequate relief by injunction and/or all such other available legal and equitable remedies from the consequences of such breach, including full damages (actual and consequential), payment of any amounts due and/or specific performance. This Agreement may also be enforced against any person violating or attempting or threatening to violate any provision of the same which enforcement shall occur by self-help or by legal proceedings for damages, to restrain or enjoin any such violation or to compel specific performance of any obligation hereunder.

7. **Taxes and Assessments.** Each Owner shall be solely responsible for the payment of all taxes and assessments levied against its respective parcel.

8. **Not a Public Dedication.** Nothing contained herein shall be deemed to be a gift or dedication of any portion of the Titan Development Parcel to or for the general public or for any public purposes whatsoever, it being the intention of the Parties that this Agreement shall be strictly limited to and for the purposes expressed herein.

9. **No Interference.** All easements granted herein shall be used in such a manner so as not to unreasonably interfere with business operations on a respective tract and/or parcel.

10. **Easements Non-Exclusive.** The easements granted herein are not exclusive and Declarant shall have the right to grant other parties easements including, but not limited to for ingress, egress, utilities and drainage over, across and through the Easement Area.

11. **Entire Agreement.** This Agreement constitutes the entire agreement and understanding by the Parties relating to the subject matter hereof and may not be amended, waived or discharged, except by instrument in writing executed by the then owners of all of the Titan Development Parcel.

12. **Insurance and Indemnification.** Each Owner of a portion of the Titan Development Parcel shall maintain or cause to be maintained in full force and effect commercial general liability insurance with respect to such activities with a combined single limit of liability of not less than One Million Dollars (\$1,000,000.00) per claim, Two Million Dollars (\$2,000,000.00) in aggregated coverage for bodily injury to or personal injury or death of any person occurring in the Easement Area and consequential damages arising therefrom, and for property damage arising out of any one occurrence, and with minimum excess or umbrella policy limits in commercially reasonable amounts per occurrence insuring against personal injury, bodily injury and property damage, and the other party shall be an additional insured under such policy. Such insurance shall be procured from a company licensed in the State of Mississippi. Such insurance shall provide that it shall not be cancelable without thirty (30) days prior, written notice to additional insureds. Upon request, each party shall provide a certificate of such insurance coverage to each other Owner.

13. **Duration.** The provisions of this Agreement shall run with and bind the land described herein and, except as otherwise provided herein, shall be and remain in effect perpetually to the extent permitted by law, and if not allowed to remain perpetually the same shall exist for an initial period of thirty five (35) years and shall automatically renew for successive periods of ten (10) years each unless terminated in writing by all parties who own a portion of the Titan Development Parcel.

14. **Time of the Essence.** Time is of the essence with this Agreement and every term and condition hereof, provided, however, that if the date for the performance of any action or obligation required hereunder occurs on a Saturday, Sunday, or legally recognized federal holiday, the date of performance of such action or obligation shall be the next business day.

15. **Waiver.** Each and every covenant and agreement contained herein shall be for any and all purposes hereof construed as separate and independent and the breach of any covenant by any party shall not release or discharge them from their obligations hereunder. No delay or omission by any party to exercise its rights accruing upon any noncompliance or failure of performance by any party shall impair any such right or be construed to be a waiver thereof. A waiver by any party hereto of any of the covenants, conditions or agreements to be performed by any other party shall not be construed to be a waiver of any succeeding breach or of any covenants, conditions or agreements contained herein.

16. **Severability.** All rights, powers and remedies provided herein may be exercised only to the extent that the exercise thereof does not violate any then applicable law. If any term, provision, covenant or agreement contained herein or the application thereof to any person, entity or circumstance shall be held to be invalid, illegal or unenforceable, the validity of the remaining terms, provisions, covenants or agreements or the application of such term provision, covenant or agreement to person, entities or circumstances other than those to which it is held invalid or unenforceable shall not be affected thereby.

17. **Notices.** All notices required under this Agreement shall be deemed to be properly served if reduced to writing and sent by (i) certified or registered mail; (ii) Federal Express or similar

overnight courier; (iii) facsimile transmission; or (iv) personal delivery and the date of such notice will be deemed to have been the date on which such notice is received as shown by the certified mail return receipt or a commercial delivery service record or in the case of facsimile on the date of receipt of the transmission as shown on a successful transmission confirmation receipt. Notices may be sent to any Owner at the address on the Owner's vesting deed for its tract and/or parcel, or such other address as an Owner may thereafter designate in writing.

18. **Miscellaneous.** This Agreement shall be governed in accordance with the laws of the State of Mississippi. The paragraph headings in this Agreement are for convenience only, shall in no way define or limit the scope or content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof. No party shall be obligated to take any action to enforce the terms of this Agreement or to exercise any easement, right, power, privilege or remedy granted, created, conferred or established hereunder.

19. **Attorney's Fees.** In the event any Owner shall institute any action or proceeding against another Owner relating to the provisions of this Agreement or any default hereunder, or to collect any amounts owing hereunder, or other proceeding is commenced by agreement of one or more Owners to any dispute, the non-prevailing party shall reimburse the prevailing party for the reasonable expenses of attorneys' fees, expert witness fees and disbursements, including those related to appeals, incurred by the prevailing party.

21. **No Joint Venturer or Agency Created.** Nothing in this Agreement shall be construed to make any third party an agent, tenant, invitee, contractor or licensee as to the property described herein, if in fact such person is not such an agent, tenant, invitee, contractor or licensee of an Owner. No trespasser or person who has been removed or evicted from the Easement Area shall be entitled to any benefit hereunder and the same is not intended to construe third party benefits. Nothing in this agreement creates a joint venture or partnership between Declarant and any future owner of a portion of the Titan Development Parcel.

SIGNATURE PAGE TO FOLLOW

WITNESS OUR ASSENT to the terms and conditions of this Easement Agreement.

Titan Property Group, LLC

BY:


Jonathan P. Allen, Manager

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said County and State, on this May 19, 2025, within my jurisdiction, the within named Jonathan P. Allen, who acknowledged that he is the Manager of Titan Property Group, LLC, an Mississippi Limited Liability Company, and that for and on behalf of the said entity, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said entity so to do.




NOTARY PUBLIC

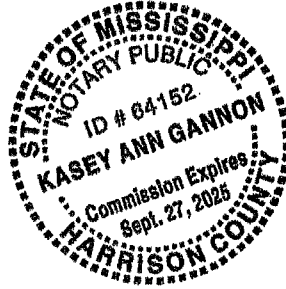


Exhibit "A"
Overall Development Parcel

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH:

BEGINNING AT AN AXLE FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, SAID POINT HAVING THE FOLLOWING STATE PLANE COORDINATES (MS EAST/NAD83 IN FEET), NORTH 344,125.32, EAST 923,198.80; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, S89°39'24"W 255.01' TO AN IRON ROD SET AT THE SOUTHEAST CORNER OF THE WEST HALF OF LOT 1 OF THE PARTITION OF THE JESSE RICHARD ESTATE AS PER MAP OR PLAT ON FILE IN DEED BOOK 190 ON PAGE 474; THENCE ALONG THE EAST LINE OF SAID WEST HALF OF LOT 1, N00°08'07"W 426.20' TO A 1/2" IRON ROD FOUND ON THE SOUTH MARGIN OF HELEN RICHARDS DRIVE; THENCE ALONG SAID SOUTH MARGIN OF HELEN RICHARDS DRIVE, S89°42'42"W 255.74' TO A 1/2" IRON ROD FOUND ON THE LINE BETWEEN SAID LOT 1 AND LOT 8 OF SAID PARTITION; THENCE FURTHER ALONG SAID SOUTH MARGIN OF HELEN RICHARDS DRIVE, S89°19'27"W 341.15' TO A 1/2" IRON ROD FOUND ON THE WEST LINE OF LOT 8 OF SAID PARTITION; THENCE ALONG SAID WEST LINE OF LOT 8, S00°14'56"E 220.24' TO A 1/2" IRON ROD FOUND; THENCE FURTHER ALONG SAID WEST LINE OF LOT 8, S00°14'56"E 182.04' TO AN IRON ROD SET; THENCE N89°45'18"W 242.16' TO AN IRON ROD SET ON THE EAST MARGIN OF A PUBLIC SERVICE ROAD; THENCE ALONG SAID EAST MARGIN, S03°02'28"W 24.72' TO AN IRON ROD SET; THENCE ALONG THE SOUTH MARGIN OF SAID PUBLIC SERVICE ROAD, S89°39'24"W 79.16' TO A 1/2" IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 10; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, S02°04'13"W 10.24' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 10, S21°53'56"E 134.51' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND; THENCE FURTHER ALONG SAID NORTH RIGHT-OF-WAY LINE, S49°46'20"E 186.66' TO AN IRON ROD SET; THENCE FURTHER ALONG SAID NORTH RIGHT-OF-WAY LINE, S89°35'33"E 608.63' TO AN IRON ROD SET; THENCE FURTHER ALONG SAID NORTH

SAID EAST LINE, N00°00'14"W 183.48' TO THE POINT OF BEGINNING, CONTAINING 533,753.38 SQUARE FEET OR 12.253 ACRES. HEREIN DESCRIBED PROPERTY BEING THE COMBINED PROPERTY AS DESCRIBED AS PARCELS TWO THROUGH FIVE IN QUITCLAIM DEED 2009-7476-D-J1 OF THE LAND RECORDS OF FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

LESS AND EXCEPT:

A PARCEL OF LAND SITUATED IN LOT 7 AND LOT 8 OF THE PARTITION OF THE HEIRS OF JESSE RICHARDS IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND ALSO SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

BEGINNING AT A ½" IRON ROD FOUND AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID LOT 8 WITH THE SOUTH MARGIN OF HELEN RICHARDS DRIVE; THENCE ALONG SAID WEST LINE OF LOT 8, S00 DEGREES 14'56"E 220.24' TO A ½" IRON ROD FOUND; THENCE FURTHER ALONG SAID WEST LINE OF LOT 8, S00 DEGREES 14'56"E 182.04' TO A ½" IRON ROD SET; THENCE N89 DEGREES 45'18"W 242.16' TO A ½" IRON ROD SET ON THE EAST MARGIN OF HIGHWAY 605; THENCE ALONG SAID EAST MARGIN, S03 DEGREES 02'28"W 24.72' TO A ½" IRON ROD SET ON THE SOUTH LINE OF SAID LOT 7; THENCE ALONG SAID SOUTH LINE, S89 DEGREES 39'24"W 79.16' TO A ½" IRON ROD FOUND ON THE EAST MARGIN OF INTERSTATE HIGHWAY 10; THENCE ALONG SAID EAST MARGIN, S02 DEGREES 04'13"W 10.24' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND; THENCE ALONG THE NORTHEAST MARGIN OF INTERSTATE HIGHWAY 10, S21 DEGREES 53'56"E 134.51' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND; THENCE ALONG SAID NORTHEAST MARGIN, S49 DEGREES 47'01"E 186.66' TO A ½" IRON ROD SET; THENCE ALONG THE NORTH MARGIN OF INTERSTATE HIGHWAY 10, S89 DEGREES 36'14"E 271.61' TO A ½" IRON ROD SET; THENCE N00 DEGREES 15'22"W 685.47' TO A ½" IRON ROD SET ON THE SOUTH MARGIN OF HELEN RICHARDS DRIVE; THENCE ALONG SAID SOUTH MARGIN, S89 DEGREES 19'49"W 140.00' TO THE POINT OF BEGINNING, CONTAINING 166,823.116 SQUARE FEET OR 3.830 ACRES.

RIGHT-OF-WAY LINE, N77°36'13"E 347.23' TO AN IRON ROD SET ON THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7; THENCE ALONG SAID EAST LINE, N00°00'14"W 183.48' TO THE POINT OF BEGINNING, CONTAINING 533,753.38 SQUARE FEET OR 12.253 ACRES. HEREIN DESCRIBED PROPERTY BEING THE COMBINED PROPERTY AS DESCRIBED AS PARCELS TWO THROUGH FIVE IN QUITCLAIM DEED 2009-7476-D-J1 OF THE LAND RECORDS OF FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

Exhibit "B"

Perpetual Easement for Ingress, Egress and Utilities

A 50 FEET WIDE INGRESS AND EGRESS AND UTILITY EASEMENT SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT A 1/2" IRON ROD FOUND AT THE POINT OF INTERSECTION OF THE WEST LINE OF LOT 8 OF THE PARTITION OF THE HEIRS OF JESSE RICHARDS WITH THE SOUTH MARGIN OF HELEN RICHARDS DRIVE; THENCE ALONG SAID WEST LINE OF LOT 8, S00 DEGREES 14'56"E 220.24' TO A 1/2" IRON ROD FOUND; THENCE FURTHER ALONG SAID WEST LINE OF LOT 8, S00 DEGREES 14'56"E 182.04' TO A 1/2" IRON ROD SET; THENCE N89 DEGREES 45'18"W 242.16' TO A 1/2" IRON ROD SET ON THE EAST MARGIN OF HIGHWAY 605; THENCE ALONG SAID EAST MARGIN, S03 DEGREES 02'28"W 24.72' TO A 1/2" IRON ROD SET ON THE SOUTH LINE OF LOT 7 OF THE PARTITION OF THE HEIRS OF JESSE RICHARDS; THENCE ALONG SAID SOUTH LINE, S89 DEGREES 39'24"W 7.96' TO THE POINT OF BEGINNING; THENCE S21 DEGREES 49'51"E 100.40'; THENCE S49 DEGREES 47'01"E 143.88'; THENCE S89 DEGREES 36'14"E 245.23'; THENCE S00 DEGREES 15'22"E 50.00'; THENCE N89 DEGREES 36'14"W 263.91'; THENCE N49 DEGREES 47'01"W 174.44'; THENCE N21 DEGREES 49'51"W 125.60'; THENCE N00 DEGREES 19'49"W 6.44' TO SAID SOUTH LINE OF LOT 7; THENCE ALONG SAID SOUTH LINE, N89 DEGREES 39'24"E 51.20' TO THE POINT OF BEGINNING, CONTAINING 26,501.30 SQUARE FEET OR 0.608 ACRE.

Exhibit "C"

Mazda Parcel

A PARCEL OF LAND SITUATED IN LOT 7 AND LOT 8 OF THE PARTITION OF THE HEIRS OF JESSE RICHARDS IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND ALSO SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

BEGINNING AT A 1/2" IRON ROD FOUND AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID LOT 8 WITH THE SOUTH MARGIN OF HELEN RICHARDS DRIVE; THENCE ALONG SAID WEST LINE OF LOT 8, S00 DEGREES 14'56"E 220.24' TO A 1/2" IRON ROD FOUND; THENCE FURTHER ALONG SAID WEST LINE OF LOT 8, S00 DEGREES 14'56"E 182.04' TO A 1/2" IRON ROD SET; THENCE N89 DEGREES 45'18"W 242.16' TO A 1/2" IRON ROD SET ON THE EAST MARGIN OF HIGHWAY 605; THENCE ALONG SAID EAST MARGIN, S03 DEGREES 02'28"W 24.72' TO A 1/2" IRON ROD SET ON THE SOUTH LINE OF SAID LOT 7; THENCE ALONG SAID SOUTH LINE, S89 DEGREES 39'24"W 79.16' TO A 1/2" IRON ROD FOUND ON THE EAST MARGIN OF INTERSTATE HIGHWAY 10; THENCE ALONG SAID EAST MARGIN, S02 DEGREES 04'13"W 10.24' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND; THENCE ALONG THE NORTHEAST MARGIN OF INTERSTATE HIGHWAY 10, S21 DEGREES 53'56"E 134.51' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND; THENCE ALONG SAID NORTHEAST MARGIN, S49 DEGREES 47'01"E 186.66' TO A 1/2" IRON ROD SET; THENCE ALONG THE NORTH MARGIN OF INTERSTATE HIGHWAY 10, S89 DEGREES 36'14"E 271.61' TO A 1/2" IRON ROD SET; THENCE N00 DEGREES 15'22"W 685.47' TO A 1/2" IRON ROD SET ON THE SOUTH MARGIN OF HELEN RICHARDS DRIVE; THENCE ALONG SAID SOUTH MARGIN, S89 DEGREES 19'49"W 140.00' TO THE POINT OF BEGINNING, CONTAINING 166,823.116 SQUARE FEET OR 3.830 ACRES.

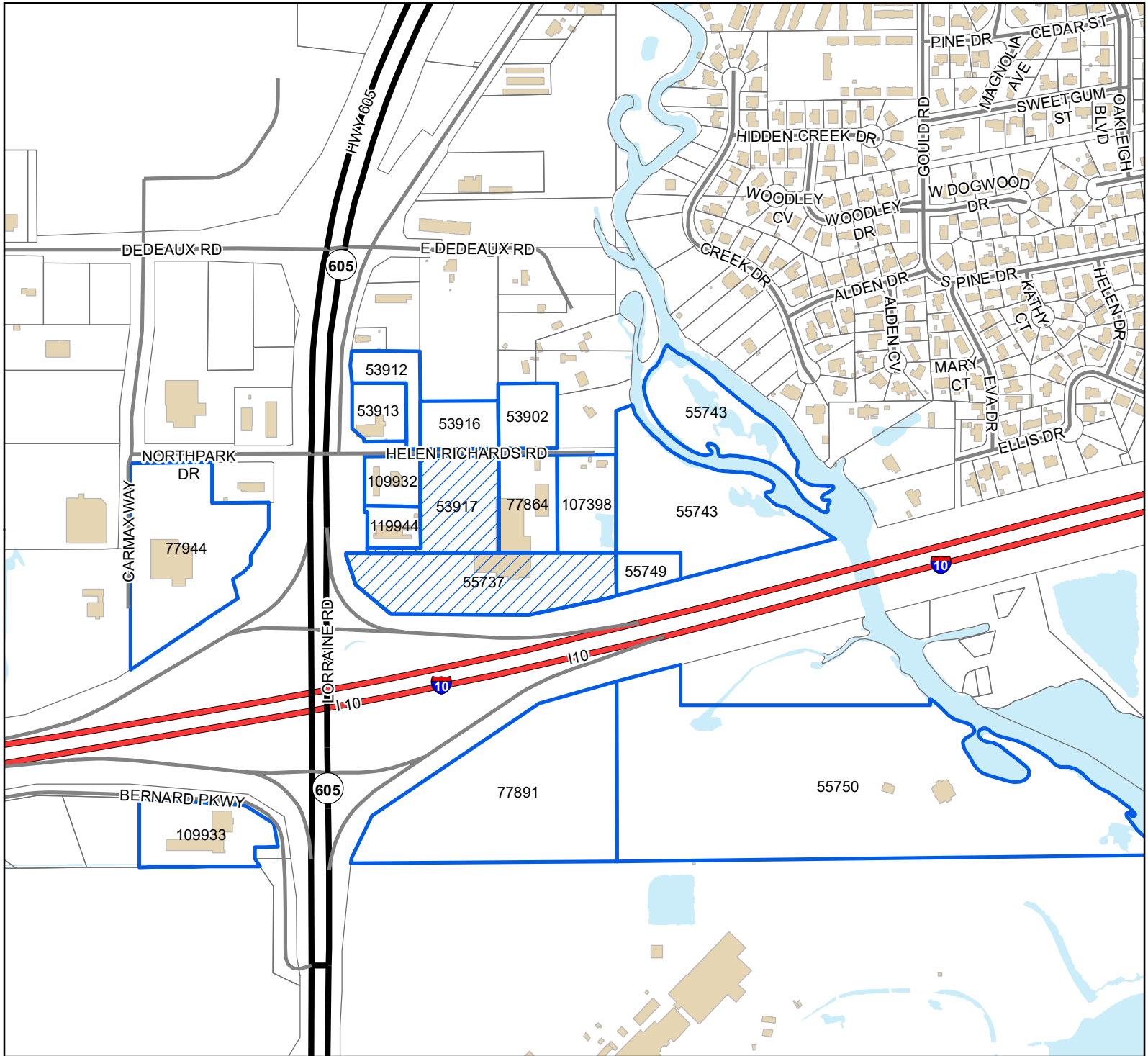
EXHIBIT "D"

TOYOTA PARCEL







A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH:

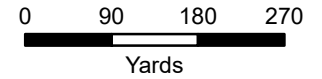
BEGINNING AT AN AXLE FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, SAID POINT HAVING THE FOLLOWING STATE PLANE COORDINATES (MS EAST/NAD83 IN FEET), NORTH 344,125.32, EAST 923,198.80; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, S89°39'24"W 255.01' TO AN IRON ROD SET AT THE SOUTHEAST CORNER OF THE WEST HALF OF LOT 1 OF THE PARTITION OF THE JESSE RICHARD ESTATE AS PER MAP OR PLAT ON FILE IN DEED BOOK 190 ON PAGE 474; THENCE ALONG THE EAST LINE OF SAID WEST HALF OF LOT 1, N00°08'07"W 426.20' TO A ½" IRON ROD FOUND ON THE SOUTH MARGIN OF HELEN RICHARDS DRIVE; THENCE ALONG SAID SOUTH MARGIN OF HELEN RICHARDS DRIVE, S89°42'42"W 255.74' TO A ½" IRON ROD FOUND ON THE LINE BETWEEN SAID LOT 1 AND LOT 8 OF SAID PARTITION; THENCE FURTHER ALONG SAID SOUTH MARGIN OF HELEN RICHARDS DRIVE, S89°19'27"W 341.15' TO A ½" IRON ROD FOUND ON THE WEST LINE OF LOT 8 OF SAID PARTITION; THENCE ALONG SAID WEST LINE OF LOT 8, S00°14'56"E 220.24' TO A ½" IRON ROD FOUND; THENCE FURTHER ALONG SAID WEST LINE OF LOT 8, S00°14'56"E 182.04' TO AN IRON ROD SET; THENCE N89°45'18"W 242.16' TO AN IRON ROD SET ON THE EAST MARGIN OF A PUBLIC SERVICE ROAD; THENCE ALONG SAID EAST MARGIN, S03°02'28"W 24.72' TO AN IRON ROD SET; THENCE ALONG THE SOUTH MARGIN OF SAID PUBLIC SERVICE ROAD, S89°39'24"W 79.16' TO A ½" IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 10; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, S02°04'13"W 10.24' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 10, S21°53'56"E 134.51' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND; THENCE FURTHER ALONG SAID NORTH RIGHT-OF-WAY LINE, S49°46'20"E 186.66' TO AN IRON ROD SET; THENCE FURTHER ALONG SAID NORTH RIGHT-OF-WAY LINE, S89°35'33"E 608.63' TO AN IRON ROD SET; THENCE FURTHER ALONG SAID NORTH RIGHT-OF-WAY LINE, N77°36'13"E 347.23' TO AN IRON ROD SET ON THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7; THENCE ALONG

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|------|--------|------------------|---|--------------------------------|------------|-------|-------|
| Y | | 1008M-01-016.000 | TITAN PROPERTY GROUP LLC (OWNER) | 11397 HELEN RICHARDS DR. | GULFPORT | MS | 39503 |
| | | | GULF SOUTH SIGNS (AGENT) | P O BOX 38 | HAMMOND | LA | 70404 |
| | | | Adjacent Property Owners (2606ZB087) | | | | |
| | 77891 | 1008M-02-001.000 | MISS POWER CO | P O BOX 4079 | GULFPORT | MS | 39502 |
| | 107398 | 1008M-01-013.001 | RICHARD JESSE EARL | 11338 HELEN RICHARDS DR | GULFPORT | MS | 39503 |
| N | 55750 | 1008N-02-008.000 | MISS POWER CO | P O BOX 4079 | GULFPORT | MS | 39502 |
| | 53902 | 1008M-01-012.001 | FOSS SHIRLEY | 659 U S ROUTE 1 | WESTON | ME | 4424 |
| | 53916 | 1008M-01-011.000 | FAYARD TANYA D | 19 LAWRENCE PLACE | GULFPORT | MS | 39507 |
| | 109932 | 1008M-01-015.001 | CIRCLE K STORES INC | 305 GREGSON DR | CARY | NC | 27511 |
| | 55737 | 1008M-01-016.000 | TITAN PROPERTY GROUP LLC | 11397 HELEN RICHARDS DR | GULFPORT | MS | 39503 |
| N | 55749 | 1008N-01-078.000 | TITAN PROPERTY GROUP LLC | 11397 HELEN RICHARDS DR | GULFPORT | MS | 39503 |
| N | 77864 | 1008M-01-013.000 | TITAN PROPERTY GROUP LLC | 11397 HELEN RICHARDS DR | GULFPORT | MS | 39503 |
| | 53913 | 1008M-01-010.000 | CLARK OIL COMPANY INC | 720 STATION ST | WAYNESBORO | MS | 39367 |
| | 55743 | 1008N-01-077.000 | JOHN FAYARD REAL ESTATE LLC | P O BOX 2189 | GULFPORT | MS | 39505 |
| | 77944 | 1008M-04-003.000 | MS INTERSTATE PROPERTIES LLC | ATTEN: ROBERT WEINMANN | METAIRIE | LA | 70009 |
| | 119944 | 1008M-01-015.002 | AFN ABSPROP001 LLC | C/O AMERICAN FINANCE TRUST INC | CHARLOTTE | NC | 28226 |
| N | 53917 | 1008M-01-014.000 | TITAN PROPERTY GROUP LLC | 11397 HELEN RICHARDS DR | GULFPORT | MS | 39503 |
| | 53912 | 1008M-01-009.000 | HIGHWAY DEVELOPMENT CO INC | 4450 OLD CANTON RD STE 203 | JACKSON | MS | 4E+08 |
| | 109933 | 1008M-03-001.001 | MB PREOWNED GP REAL ESTATE LLC | 316 E HOWZE BEACH RD | SLIDELL | LA | 70461 |



Legend

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



1 inch = 600 feet



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

AFFIDAVIT OF PUBLICATION

| Account # | Order Number | Identification | Order PO | Cols | Depth |
|-----------|--------------|-----------------------|-------------------|------|-------|
| 49732 | IPL0344194 | Legal Ad - IPL0344194 | JUNE ZONING BOARD | 1.0 | 57.0L |

ATTENTION: GULFPORT CITY HALL IP
 1410 24 TH AVENUE
 GULFPORT, MS 39501
 jversiga@gulfport-ms.gov

STATE OF MISSISSIPPI
 COUNTY OF HARRISON
 Before me, the undersigned Notary personally appeared the under-
 signed, who, being by me first duly sworn, did depose and say that he/
 she is a clerk of The Sun Herald, a daily newspaper published in the
 city of Gulfport, in Harrison County, Mississippi and the publication of
 the notice, a copy of which is hereto attached, has been made in said
 paper in the issue(s) of:

1.0 insertion(s) published on:
 06/03/26 Print

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 PM., Thursday, June 18th, 2026 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2606ZB078, by owners Sidney & Judy Smith, seeking approval for a garage that is in front of the front facade where ordinance requires them to be flush with the front facade in transect zones, Tax Parcel 0910P-05-006.000, 12 Woodglen Drive, Zoned T3 (Sub-Urban Zone), Ward 2

Variance 2606ZB085, by agent Corey Creel, seeking approval for a 2,400 square-foot accessory structure where the size limit is 2,000 square feet, Tax Parcel 0711F-02-028.000, 1526 Mills Avenue, Zoned R-2 (Single-family), Ward 1

Variance 2606ZB087, by agent Gulf South Signs, seeking approval for a 5-foot street frontage setback for a new freestanding ground sign where 10 feet is required, Tax Parcel 1008M-01-016.000 & 1008M-01-014.000, 11401 Helen Richards Road, Zoned B-2 (General Business), Ward 5

Variance 2607ZB092, by agent Terry Moran, seeking approval for 50-foot wide lots where lot width is required to be 60 feet for a proposed subdivision, Tax Parcels 0908M-01-009.000, 0908M-01-014.000, De-deaux Road, Zoned B-1 (Neighborhood Business), Ward 6

This the 27th day of May 2026
 Nathan Boddie, Chairman
 City of Gulfport Zoning Board of Adjustment and Appeals
 IPL0344194
 Jun 3 2026

[Print Tearsheet Link](#)

[Marketplace Link](#)

Mary Castro



Mary Castro

Sherry J Chasteen



Sworn to and subscribed before
 me on

Jun 3, 2026, 11:09 AM EDT



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



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

ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, June 18, 2026

Variance 2607ZB092: Variance 2607ZB092, by agent Terry Moran, seeking approval for 50-foot wide lots where lot width is required to be 60 feet for a proposed subdivision, Tax Parcels 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2607ZB092

Hearing Date: June 18, 2026

Current Zoning/Use: B-1 / Vacant Lots

Legal: Variance 2607ZB092, by agent Terry Moran, seeking approval for 50-foot wide lots where lot width is required to be 60 feet for a proposed subdivision, Tax Parcels 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

TECHNICAL DETAILS

Variations involve special cases where unique factors contribute to justify a use of property that does not conform to the City's enforced ordinances. Therefore, variations should not be granted unless they are able to adequately meet the following conditions:

- (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
- (b) The special conditions and circumstances do not result from the actions of the applicant;
- (c) That an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution;
- (d) That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of this ordinance;
- (e) That the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and the hardship;
- (f) That the use proposed is permissible by right or with planning approval or by special exception.

(Ord. App. A Sec. VIII (B)(2)(c)(1))

Technical Report

VARIANCE

The applicant is seeking approval for 50-foot wide lots where the lot width is required by the subdivision regulations for single-family home lots, per Chapter 9, Article III (D)(2)&(a): "Lots for residential use shall be at least sixty (60) feet wide at the building setback line except for the R-1-5 (residential) zoning district which may be fifty (50) feet wide at the building setback line and shall contain at least the following: (a) Where served by the municipal or an approved private water supply system and sanitary sewerage system: 7,500 square feet except for R-1-5 (residential) zoned property where the square feet may be reduced to five thousand (5,000) square feet.". The applicant has also applied for a Zoning Map Amendment to rezone the two parcels to R-1-7.5. One of the conditions for this variance and the additional General Plan is for the proposed rezoning to be approved by City Council.

- (a) The applicant claims that the hardship arises from site corner and multi-frontage physical configuration, claiming that the existing street frontages of Dedeaux Road and Dede Drive create additional frontages for several of the proposed lots. The applicant argues that the required 25-foot frontage setbacks for the proposed R-1-7.5 zoning district reduces the building envelope on the affected lots while making it larger. The applicant claims that the requested 50-foot lot width would allow the properties adjacent to the corner lots to be subdivided into single-family lots that maintain the required 7,500 square feet of lot area while providing a practical building envelope. The applicant's claims are arguably paradoxical in nature, such as claiming that multiple frontage setbacks reduce the building envelope on the mentioned affected lots while simultaneously making them larger. While additional frontages can make a potential buildable envelope smaller further, reducing the lot width of the proposed lots from the required 60-foot width to be 50-foot wide would only exasperate these issues. Taking the setbacks for the proposed R-1-7.5 zoning district as an example; the lot width of 60 feet would allow a building envelope width of 27 feet, while the lot width of 50 feet would result in a building envelope width of 17 feet. The request for the reduced lot sizes is to allow the developer to place more lots in the proposed subdivision than what the current subdivision regulations would allow. For example, for the stretch of affected lots numbered 39 through 48 on the south side of Dedeaux Road, the proposed 50-foot lot width would allow the developer to place 10 lots along that section. The total length of said section is approximately 518 feet, which would only allow for 8 total lots under the current subdivision regulations requirement of 60 feet. When dividing the total length of each row of lots and dividing them into 60-foot divisions, a total of 40 lots are able to be placed in the proposed subdivision under the lot width requirement of current subdivision regulations. The applicant's request is to allow for eight more lots for the proposed single-family home development.
- (b) The applicant claims that the need for the variance does not result from the actions of the applicant, but from the property's proximity to Dedeaux Road and Dede Drive and the setbacks of the proposed R-1-7.5 zoning. The applicant claims that the lot width is similar to lots of nearby subdivisions. The closest existing subdivision to the subject property is Forest North which was platted as a zero-lot line subdivision. The current supplementary regulations allows zero-lot line developments to have a lot width of 28 feet. While the subdivision to the north of Dedeaux Road, Wingate, was platted for single-family homes none of the platted lots has a width less than 60 feet. As stated in the section above, while additional frontage setbacks can reduce the amount of buildable

Technical Report

VARIANCE

space; further reducing the width of the lots only exasperates this issue. The applicant has caused the hardship for the lot size by wishing to place more lots in their proposed subdivision that current ordinance would allow.

- (c) The applicant claims that the unnecessary hardship results from the 25-foot frontage setback from the proposed rezoning, stating that “these overlapping front-yard setback requirements significantly reduce the usable building envelope compared to a normal interior lot.” The applicant further states the hardship is a “dimensional hardship caused by the physical character of this particular site and the way required front setbacks apply to multiple street frontage lots.” As stated prior, the applicant’s proposed reduction of the lot width only exasperates the issue of the frontage setback requirements for the proposed R-1-7.5 rezoning.
- (d) The applicant claims that the ordinances requirement for 25-foot frontage setbacks on the buildable lot width required by current subdivision ordinance would deprive the applicant the opportunity to develop single-family housing commonly enjoyed by other R-1-7.5 properties. Per Chapter 9, Article III (D)(2)&(a): “Lots for residential use shall be at least sixty (60) feet wide at the building setback line except for the R-1-5 (residential) zoning district which may be fifty (50) feet wide at the building setback line and shall contain at least the following: (a) Where served by the municipal or an approved private water supply system and sanitary sewerage system: 7,500 square feet except for R-1-5 (residential) zoned property where the square feet may be reduced to five thousand (5,000) square feet.” Under the current subdivision regulations, single-family dwelling subdivisions in any zoning that allows for the use, except R-1-5 as stated above, are required to have at lot width of 60 feet. As stated prior the subdivisions near the subject site include Forest North, which was platted as a zero-lot line subdivision which the current supplementary regulations allows zero-lot line developments to have a lot width of 28 feet, and Wingate, which was platted for single-family homes in which none of the platted lots has a width less than 60 feet. As noted in prior observation, the reduction of the lot width from 60 feet to 50 feet would decrease the building envelope width from 27 feet to 17 feet with the R-1-7.5 zoning setback requirements. This reduction would only exasperate the issue the applicant is claiming to be their hardship. The request for reduced lot width would allow the developer to place more lots for single-family homes than what ordinance allows.
- (e) The applicant claims that granting the variance will not confer any special privilege denied to other properties in the same district. The applicant claims that granting the variance would allow the property to be used in a “manner substantially equivalent to other single-family properties in the district.” As stated prior the subdivisions near the subject site include Forest North, which was platted as a zero-lot line subdivision which the current supplementary regulations allows zero-lot line developments to have a lot width of 28 feet, and Wingate, which was platted for single-family homes in which none of the platted lots has a width less than 60 feet. Granting the variance request would set a precedent in this area. Per the current subdivision regulations (Chapter 9, Article III (D)(2)&(a)), the minimum lot width of any single-family home development in zoning districts that allow for the use, except for R-1-5 zoning districts, is required to be 60 feet. The applicant’s claimed hardship for the variance request would be applicable for secondary frontage setbacks for the lots that have multiple frontages as the applicant’s request would only add to their stated hardship rather than provide a solution.

Technical Report

VARIANCE

- (f) This property is zoned B-1, and single-family homes are not an allowable use in the current zoning district. The properties would need to be rezoned to the proposed R-1-7.5 before any permits for construction or infrastructure for a single-family development can be issued.

EXECUTIVE SUMMARY

The applicant claims that the hardship arises from site corner and multi-frontage physical configuration, claiming that the existing street frontages of Dedeaux Road and Dede Drive create additional frontages for several of the proposed lots. The applicant argues that the required 25-foot frontage setbacks for the proposed R-1-7.5 zoning district reduces the building envelope on the affected lots while making it larger. The applicant claims that the requested 50-foot lot width would allow the properties adjacent to the corner lots to be subdivided into single-family lots that maintain the required 7,500 square feet of lot area while providing a practical building envelope. The applicant's claims are arguably paradoxical in nature, such as claiming that multiple frontage setbacks reduce the building envelope on the mentioned affected lots while simultaneously making them larger. While additional frontages can make a potential buildable envelope smaller further, reducing the lot width of the proposed lots from the required 60-foot width to be 50-foot wide would only exasperate these issues. Taking the setbacks for the proposed R-1-7.5 zoning district as an example; the lot width of 60 feet would allow a building envelope width of 27 feet, while the lot width of 50 feet would result in a building envelope width of 17 feet. The request of the reduced lot sizes is to allow the developer to place more lots in the proposed subdivision than what the current subdivision regulations would allow. For example, for the stretch of affected lots numbered 39 through 48 on the south side of Dedeaux Road, the proposed 50-foot lot width would allow the developer to place 10 lots along that section. The total length of said section is approximately 518 feet, which would only allow for 8 total lots under the current subdivision regulations requirement of 60 feet. When dividing the total length of each row of lots and dividing them into 60-foot divisions, a total of 40 lots are able to be placed in the proposed subdivision under the lot width requirement of current subdivision regulations. The applicant's request is to allow for eight more lots for the proposed single-family home development. The applicant claims that the need for the variance does not result from the actions of the applicant, but from the property's proximity to Dedeaux Road and Dede Drive and the setbacks of the proposed R-1-7.5 zoning. The applicant claims that the lot width is similar to lots of nearby subdivisions. The closest existing subdivision to the subject property is Forest North which was platted as a zero-lot line subdivision. The current supplementary regulations allow zero-lot line developments to have a lot width of 28 feet. While the subdivision to the north of Dedeaux Road, Wingate, was platted for single-family homes none of the lots has a width less than 60 feet. The applicant claims that the ordinances requirement for 25-foot frontage setbacks on the buildable lot width required by current subdivision ordinance would deprive the applicant the opportunity to develop single-family housing commonly enjoyed by other R-1-7.5 properties. Per Chapter 9, Article III (D)(2)&(a): "Lots for residential use shall be at least sixty (60) feet wide at the building setback line except for the R-1-5 (residential) zoning district which may be fifty (50) feet wide at the building setback line and shall contain at least the following: (a) Where served by the municipal or an approved private water supply system and sanitary sewerage system: 7,500 square feet except for R-1-5 (residential) zoned property where the square feet may be reduced to five thousand (5,000)

Technical Report

VARIANCE

square feet.” Under the current subdivision regulations, single-family dwelling subdivisions in any zoning that allows for the use, except R-1-5 as stated above, are required to have at lot width of 60 feet. The applicant claims that granting the variance will not confer any special privilege denied to other properties in the same district. The applicant claims that granting the variance would allow the property to be used in a “manner substantially equivalent to other single-family properties in the district.” As stated prior the subdivisions near the subject site include Forest North, which was platted as a zero-lot line subdivision which the current supplementary regulations allows zero-lot line developments to have a lot width of 28 feet, and Wingate, which was platted for single-family homes in which none of the platted lots has a width less than 60 feet. Granting the variance request would set a precedent in this area. As the properties are currently zoned B-1, one of the listed conditions includes the requirement that the properties be rezoned to R-1-7.5 via a Zoning Map Amendment.

Any approval should consider these conditions:

1. Properties to be rezoned from B-1 to R-1-7.5 via a Zoning Map Amendment.
2. Approval allows for the lot width for the proposed subdivision to be reduced from 60 feet to 50 feet.
3. Must comply with all current Building Codes and City of Gulfport ordinances

DEPARTMENTAL CONDITIONS

| | |
|---------------------------------------|--|
| <u>Engineering:</u> | No conditions. Memo dated 6/5/26. |
| <u>Public Works:</u> | No comment as of 6/8/26. |
| <u>Traffic and Safety:</u> | No comment as of 6/8/26. |
| <u>Building Code Services:</u> | Must comply with all current Building Codes and City of Gulfport ordinances. Memo dated 5/27/26. |
| <u>GIS:</u> | No conditions. Memo dated 6/5/26. |
| <u>Police Department:</u> | No comment as of 6/8/26. |
| <u>Fire Department:</u> | No conditions. Memo dated 5/27/26. |
| <u>City Arborist:</u> | No comment as of 6/8/26. |
| <u>Landscape Manager:</u> | No conditions. Memo dated 5/29/26. |

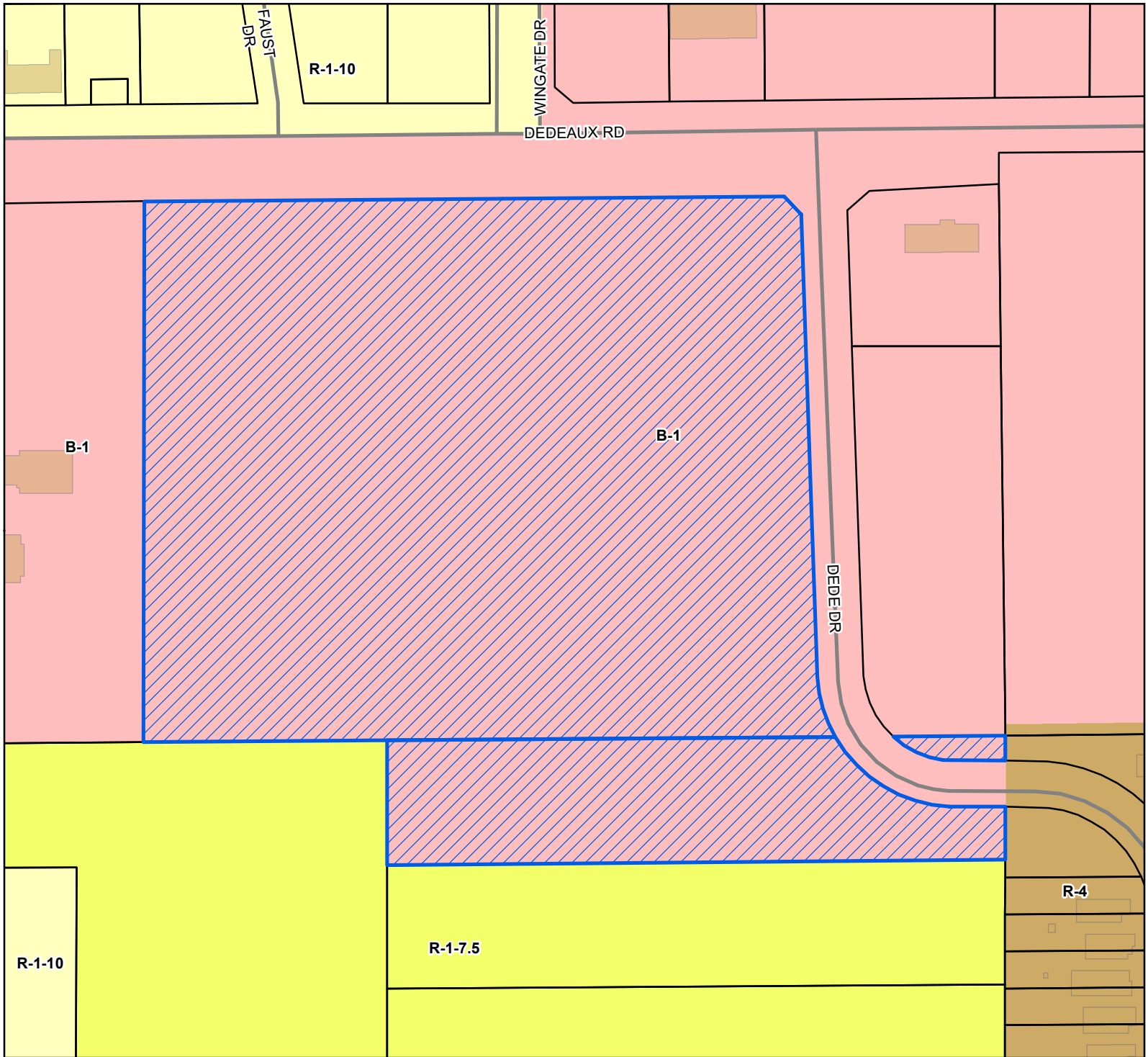
Technical Report
VARIANCE

DIRECTOR APPROVAL

This report has been reviewed and approved by:

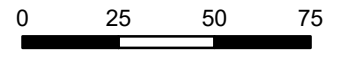


Greg Holmes
Director of Urban Development Department



- Site
 - Street
 - Parcels
 - Buildings
 - City Limit
- Zoning**
- B-1 - Neighborhood Business District
 - R-1-10 - Single Family Residence (Low Density)
 - R-1-7.5 - Single Family Residence District (Low Density)
 - R-4 - General Residence (High Density)

Site Information
 0908M-01-009.000
 0908M-01-014.000
 Zoning: B-1 (Neighborhood Business)
 Size: 11.63 Acres
 Flood: X



1 inch = 150 feet



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



Dedeaux Properties 1, LP
By the shareholders of its
managing partner, W.A. Dedeaux
Builders, Inc

Betsy Dedeaux Martin

PRINT NAME

Patricia Ann Lehmann

PRINT NAME

Paula Sue Sweet

PRINT NAME

I, Warren H. Dedeaux

PRINT NAME

DESIGNATION OF AGENT

0908M-01-009.000

0908M-01-014.000

being property owner of _____

PRIMARY ADDRESS OR PARCEL

which is the subject of this application hereby authorize Terry Moran and Associates, PLLC to act as

PRINT NAME

my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

| | |
|-----------------------------|------------------|
| <u>Betsy D. Martin</u> | <u>5-12-2026</u> |
| SIGNATURE | DATE |
| <u>Patricia Ann Lehmann</u> | <u>5-12-2026</u> |
| SIGNATURE | DATE |
| <u>Paula Sue Sweet</u> | <u>5-12-2026</u> |
| SIGNATURE | DATE |
| <u>Paula Sue Sweet</u> | <u>5-12-2026</u> |
| SIGNATURE | DATE |

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 12th day of May, 2026

Melissa L. Lloyd

NOTARY PUBLIC

November 13, 2028

COMMISSION EXPIRATION



DEDEAUX PROPERTIES I, LP
BY THE SHAREHOLDERS
OF ITS MANAGING
PARTNER, W.A. DEDEAUX
BUILDERS, INC



WARREN HUDSON DEDEAUX

Betsy Dedeaux Martin

Patricia Ann Lehmann

Paula Sue Sweet

Covenant Affidavit

0908M-01-009.000
0908M-01-014.000

I, _____, being owner or agent of the property

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.

Betsy D. Martin

5-12-2026

Signature

Date

Patricia A. Lehmann

5-12-2026

Signature

Date

Warren Hudson Dedeaux

5-12-2026

Signature

Date

Paula Sue Sweet

5-12-2026

Signature

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 12th day of May, 2026

November 13, 2028

Melissa L. Lloyd

Commission Expiration

Notary Public



Separate Attachment

Variance Justification for 50-foot Minimum Lot Width

| | |
|----------------------------|--|
| Property: | Corner of Dedeaux Road and Dede |
| Current Zoning: | B-1 |
| Requested Zoning: | R-1-7.5 Single-Family Residential |
| Variance Requested: | Minimum lot width of 50'-0" for a single-family subdivision |
| Important Note: | The variance is dimensional only. Each proposed lot is intended to meet the R-1-7.5 minimum lot area of 7,500 square feet. |

Purpose of Request. The applicant requests a lot-width variance to allow 50-foot-wide single-family lots within the requested R-1-7.5 zoning district. The request does not seek smaller lots, additional density, or a more intense use. The proposed subdivision is composed of 60-foot ROW, 7500 square foot minimum drives, and has access to utilities along Dedeaux and Dede Drive. The basis for the variance is the physical character of the site: several lots have two street frontages, and in a few cases street frontage on three sides, resulting in required 25-foot front setbacks on more than one side of the lot. This creates a buildable-area hardship that is not typical of standard interior residential lots.

1. Special conditions and circumstances peculiar to the property.

The special condition is the site's corner and multi-frontage physical configuration. In the proposed single-family subdivision, several lots are affected by more than one street frontage. These existing streets are Dedeaux road and the other Dede Drive. The intent is to not have any driveways pulling directly out onto either existing road. The lots must maintain a 25-foot front setback along each road frontage, and in a couple of locations the lot is constrained by 25-foot setbacks on three sides. This is different from a typical interior R-1-7.5 lot, which generally has one 25-foot front setback, with lesser side and rear yard setbacks.

Because of these multiple front-yard setback lines, the usable building envelope on the affected lots is reduced and larger, even though the lot area remains compliant. The requested 50-foot lot width allows the properties adjacent to these corner lots to be subdivided into single-family lots that maintain the required 7,500 square feet of lot area while providing a practical building envelope for homes, driveways, utilities, drainage, access, and are comparable in width to subdivision near this proposed subdivision. The condition is tied to this tract's location and street-frontage pattern and is not generally applicable to ordinary interior lots in the same district.

2. Special conditions do not result from the applicant's actions.

The need for the variance does not result from any action by the applicant. The property's location at the road intersection, its existing street frontages, and the relationship of the tract to Dedeaux Road and Dede existed before this request. The hardship is created when the zoning setback standards are applied to lots that have multiple road frontages, and is commensurate to lot widths of nearby subdivisions.

The applicant is not requesting relief in order to increase density, reduce the minimum lot area, or create a more intense use. The applicant is requesting single-family residential zoning and a dimensional lot-width variance so the site can be developed in a lower-density residential form. The variance is a response to the existing physical character of the site and the resulting front-setback burden, not a hardship created by the applicant's purchase price, design preference, or desire for a more intensive use.

3. Unnecessary hardship created by the physical character of the property.

A literal application of the standard lot-width requirement would create an unnecessary hardship because several lots must absorb 25-foot front setbacks on two street frontages, and in a few cases on three sides. These overlapping front-setback requirements significantly reduce the usable building envelope compared with a normal interior residential lot. It is a dimensional hardship caused by the physical character of this particular site and the way required front setbacks apply to multiple street-frontage lots.

The property can meet the R-1-7.5 minimum lot area of 7,500 square feet per lot. However, requiring the full standard lot width in addition to multiple 25-foot front setbacks would restrict the ability to create a practical single-family subdivision layout. The requested 50-foot lot width is a narrow and site-specific solution because it preserves the required lot area and single-family character while allowing reasonable building envelopes on lots affected by unusual street-frontage conditions. A general amendment to the zoning ordinance would not be a reasonable solution because the hardship is limited to this property's particular configuration and setback impacts.

4. Literal interpretation would deprive rights commonly enjoyed in the district.

Single-family residential development is the normal and expected use of the R-1-7.5 district. Other properties in the district commonly enjoy the ability to create buildable single-family lots with one 25-foot front setback and lesser side and rear setbacks. Strictly applying the standard lot-width requirement here, while also imposing 25-foot front setbacks on multiple sides of several lots, would deprive the applicant of a reasonable opportunity to develop the property for the same single-family use commonly enjoyed by other R-1-7.5 properties.

The requested variance allows a reasonable residential subdivision and a reasonable economic return comparable to what is generally expected for single-family property in the district. It is not based on the price paid for the property and does not seek a special commercial or higher-density use. The lots will continue to meet the minimum 7,500-square-foot lot area, and the variance only addresses the lot-width dimension needed to accommodate the site's unusual setback burden.

5. The variance will not confer a special privilege.

Granting the variance will not confer a special privilege denied to other properties in the same district. The applicant is not requesting relief from the minimum 7,500-square-foot lot area and not requesting a use that is inconsistent with the R-1-7.5 district. The variance would only allow a 50-foot minimum lot width.

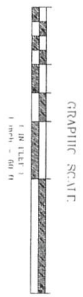
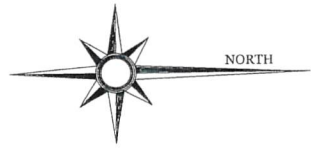
The variance would allow the property to be used in a manner substantially equivalent to other single-family properties in the district, while accounting for the site-specific multi-frontage condition. It would not alter the essential residential character of the area, increase the intensity of the proposed use, or give the applicant a development right that others could not request if they were subject to the same unusual physical conditions.

6. Permissibility of the proposed use.

The proposed use is a detached single-family residential subdivision. Upon approval of the requested rezoning from B-1 to R-1-7.5, one-family dwellings are a use permitted by right in the R-1-7.5 district. The requested variance relates only to minimum lot width and does not request approval of a use that is otherwise prohibited. Subdivision plat approval and any required planning or engineering approvals would remain separate requirements.

SLEEKWOOD SUBDIVISION

| Lot | Area (SF) | Acres |
|-----|-----------|--------|
| 1 | 9,387.7 | 0.2155 |
| 2 | 7,700.0 | 0.1768 |
| 3 | 7,700.0 | 0.1768 |
| 4 | 7,700.0 | 0.1768 |
| 5 | 7,700.0 | 0.1768 |
| 6 | 7,700.0 | 0.1768 |
| 7 | 7,700.0 | 0.1768 |
| 8 | 7,700.0 | 0.1768 |
| 9 | 7,650.5 | 0.1756 |
| 10 | 11,190.5 | 0.2569 |
| 11 | 7,525.9 | 0.1728 |
| 12 | 7,560.0 | 0.1736 |
| 13 | 7,560.0 | 0.1736 |
| 14 | 7,560.0 | 0.1736 |
| 15 | 7,560.0 | 0.1736 |
| 16 | 7,560.0 | 0.1736 |
| 17 | 7,560.0 | 0.1736 |
| 18 | 7,560.0 | 0.1736 |
| 19 | 10,982.0 | 0.2521 |
| 20 | 7,539.0 | 0.1731 |
| 21 | 7,539.0 | 0.1731 |
| 22 | 7,539.0 | 0.1731 |
| 23 | 7,539.0 | 0.1731 |
| 24 | 7,539.0 | 0.1731 |
| 25 | 7,539.0 | 0.1731 |
| 26 | 7,539.0 | 0.1731 |
| 27 | 7,539.0 | 0.1731 |
| 28 | 9,853.1 | 0.2282 |
| 29 | 9,853.7 | 0.2286 |
| 30 | 7,528.2 | 0.1728 |
| 31 | 7,537.0 | 0.1730 |
| 32 | 7,544.2 | 0.1732 |
| 33 | 7,551.8 | 0.1734 |
| 34 | 7,559.2 | 0.1735 |
| 35 | 7,566.7 | 0.1737 |
| 36 | 7,574.3 | 0.1739 |
| 37 | 7,581.8 | 0.1741 |
| 38 | 10,388.6 | 0.2385 |
| 39 | 10,195.0 | 0.2340 |
| 40 | 7,795.0 | 0.1789 |
| 41 | 7,752.8 | 0.1782 |
| 42 | 7,751.2 | 0.1779 |
| 43 | 7,750.0 | 0.1779 |
| 44 | 7,750.0 | 0.1779 |
| 45 | 7,750.0 | 0.1779 |
| 46 | 7,750.0 | 0.1779 |
| 47 | 7,750.0 | 0.1779 |
| 48 | 10,737.0 | 0.2465 |



LAYOUT NOTES

1. ALL PROPOSED DRIVE ARE AS SHOWN.
2. STREET LIGHT LOCATIONS SHOWN AND TYPES TO BE DETERMINED BY THE CONTRACTOR TO MEET ALL CITY REQUIREMENTS. ALL RAMP AND DRIVEWAY LIGHTS TO BE DESIGNED AND SPECIFIED BY THE CONTRACTOR.
3. CONTRACTOR TO VERIFY ALL CURB RAMP AND DRIVEWAY SLOPES TO MEET CITY REQUIREMENTS.
4. ALL CULVERT ARE OF RADIUS.
5. SITE DATA INFORMATION.

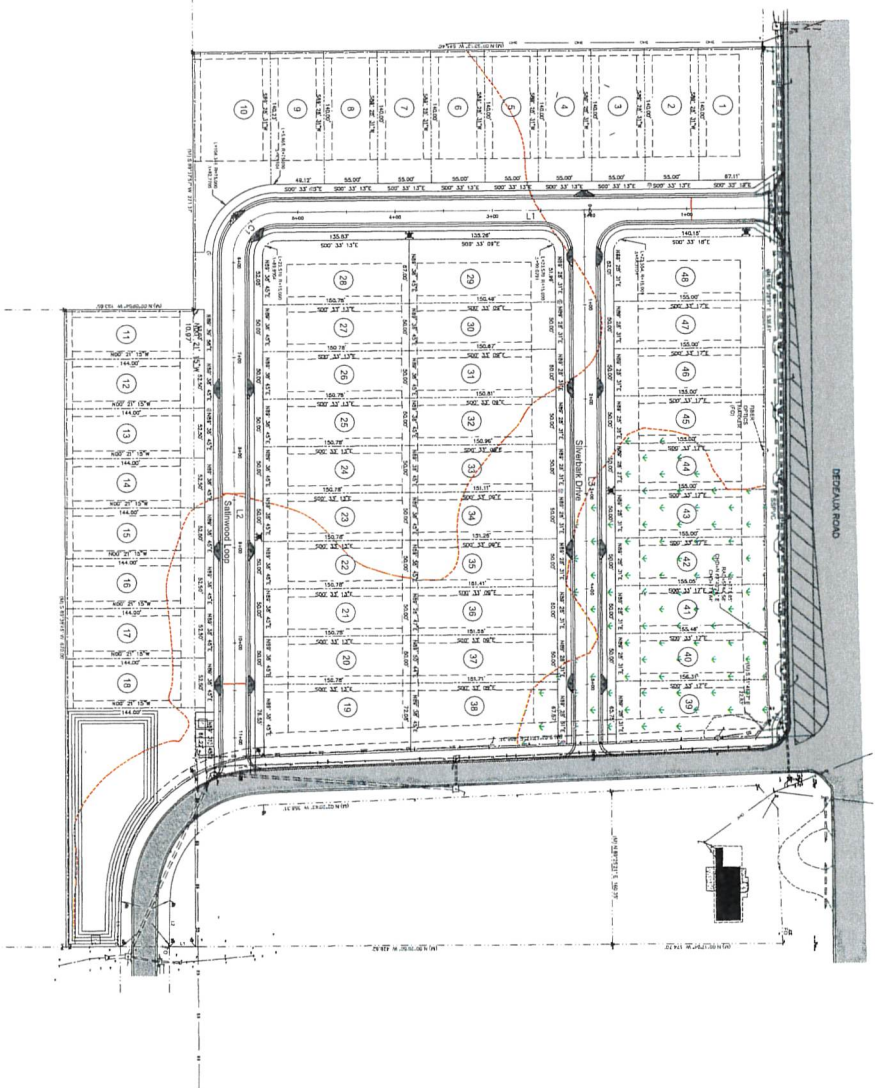
SETBACKS FROM YARD SETBACK - 25'-0" FROM YARD SETBACK - 8'-0" SIDE YARD SETBACK - 8'-0" REAR YARD SETBACK - 8'-0"

PROPOSED ZONING: R-1-1.5 (SINGLE FAMILY RESIDENTIAL)

CURRENT ZONING: OR999-01-001000 - CURRENTLY B-2

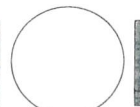
STREET LIGHT LOCATIONS AND TYPES TO BE DESIGNED AND SPECIFIED BY THE CONTRACTOR.

| CONTROL POINT | BOUNDARY AND TOPOGRAPHIC ELEVATION | PROVIDED BY |
|---------------|------------------------------------|--------------------------|
| ELEV. XXX' | BOUNDARY AND TOPOGRAPHIC ELEVATION | PROVIDED BY CLIENT/OWNER |
| E. XXX' | BOUNDARY AND TOPOGRAPHIC ELEVATION | PROVIDED BY CLIENT/OWNER |



OVERALL SUBDIVISION PLAN

| REV# | DATE | REVISION |
|------|------|----------|
| | | |
| | | |
| | | |
| | | |



STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



J. Henderson
1st Judicial District
Instrument 2007 4888 D -J1
Filed/Recorded 5 11 2007 4 18 P
Total Fees 12.00
6 Pages Recorded

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal, and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, W.A. DEDEAUX BUILDERS, INC., does hereby sell, convey, and warrant unto DEDEAUX PROPERTIES I, L.P., a Mississippi limited partnership, the following described interests in the land and property lying and being situated in Harrison County, State of Mississippi, being more particularly described as follows, to-wit:

PARCEL 1

A parcel of land situated in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi, and being more fully described as follows:

Commencing at the Southwest corner of the Southwest $\frac{1}{4}$ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi; thence N00°02'31"W 1330.05' to a point; thence N89°32'02"E 683.25' to a point; thence N00°18'40"W 532.75' to the point of beginning and an iron rod; thence N00°20'14"W 133.19' to an iron rod; thence N89°27'25"E 670.00' to an iron rod on the East line of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence S00°26'27"W along said East line 76.77' to an iron rod; thence S00°11'52"E 56.65' to an iron rod; thence S89°28'35"W 670.00' to the point of beginning, containing 2.05 acres, more or less.

Less and Except

That portion of a 50' wide road right-of-way (Dede Drive) being more fully described as follows:

Commencing at the Southwest corner of the Southwest $\frac{1}{4}$ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi; thence N00°02'31"W 1330.05' to a point; thence N89°32'02"E 683.25' to a point; thence N00°18'40"W 532.75' to an iron rod; thence N00°20'14"W 133.19' to an iron rod;

thence N89°27'25"E 491.27' to an iron rod and the point of beginning; thence N89°27'25"E 62.93' to an iron rod; thence along a curve concave to the Northeast, having a radius of 100', and a length of 72.42' to an iron rod; thence N89°27'25"E 48.37' to an iron rod on the East line of the Northwest ¼ of the Southwest ¼ of Section 11-7-11; thence S00°26'27"W along said East line 50.00' to an iron rod; thence N89°43'47"E 47.42' to an iron rod; thence along a curve concave to the Northeast, having a radius of 150.00', and a length of 159.23' to the point of beginning, containing 0.19 acres, more or less.

PARCEL 3

A parcel of land situated in the Northwest ¼ of the Southwest ¼ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi, and being more fully described as follows:

Commencing at the Southwest corner of the Southwest ¼ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi; thence N00°02'31"W 1330.05' to a point; thence N89°32'02"E 683.25' to a point; thence N00°18'40"W 532.75' to an iron rod; thence N89°28'35"E 670.00' to a point; thence N00°11'52"W 56.65' to an iron rod; thence N00°26'27"W 50.00' to a point; thence N02°26'27"W 455.53' to the point of beginning [*sic*] and an iron rod; thence N00°26'27"W 208.70' to an iron rod on the South margin of Dedeaux Road; thence S89°14'34"W along said South margin 167.83' to an iron rod; thence S00°26'27"E 208.70' to an iron rod; thence N89°14'34"E 160.53' to the point of beginning, containing 0.79 acres, more or less.

A SURVEY OF SAID PARCELS OF LAND IS ATTACHED HEREWITH AS "EXHIBIT A."

This conveyance is made subject to any and all recorded liens, building restrictions, zoning ordinances, rights of way, easements, or mineral reservations applicable to the above described property.

3

Ad valorem taxes for the year 2007 are to be assumed by the Grantee herein as of the date of this conveyance.

WITNESS THE SIGNATURE of the Grantor, this the 11 day of May, 2007.

W.A. DEDEAUX BUILDERS, INC.



W.A. Dedeaux, Its President

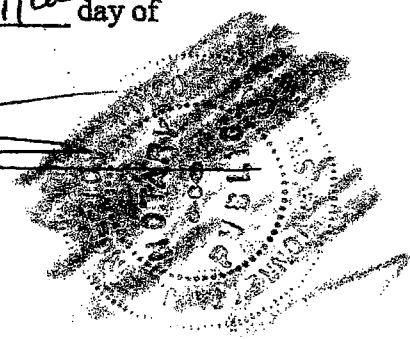
STATE OF MISSISSIPPI

COUNTY OF ^{is} ~~HARRISON~~ *HANCOCK*

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named W.A. DEDEAUX, President of W.A. DEDEAUX BUILDERS, INC., who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein written.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 11th day of May, 2007.

Vonetta D.
Notary Public



My Commission Expires: My Commission Expires: Dec 3, 2008

Grantors' Address:

W.A. Dedeaux Builders, Inc.
13407 Dedeaux Rd
Gulfport, MS 39503
(228) 539-3570

Grantee's Address:

Dedeaux Properties I, L.P.
13407 Dedeaux Road
Gulfport, Mississippi 39503
(228) 539-3570

Prepared by and Return original
Warranty Deed to:

Harris H. Barnes, III (MSB # 2018)
BARNES, BROOM, AND McLEOD, P.A.
5 River Bend Place, Suite A
Flowood, Mississippi 39232-7618
(601) 981-6336

ATTORNEY

Indexing Instructions: Northwest ¼ of the Southwest ¼ of Section 11, Township 7 South,
Range 11 West, Harrison County, Mississippi.

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



J. J. Johnson
1st Judicial District
Instrument 2007 4887 D -J1
Filed/Recorded 5 11 2007 4 17 P
Total Fees 12.00
5 Pages Recorded

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal, and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, W.A. DEDEAUX, does hereby sell, convey, and warrant unto DEDEAUX PROPERTIES I, L.P., a Mississippi limited partnership, the following described interests in the land and property lying and being situated in Harrison County, State of Mississippi, being more particularly described as follows, to-wit:

PARCEL 2

A parcel of land situated in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi being more fully described as follows:

Commencing at the Southwest corner of the Southwest $\frac{1}{4}$ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi; thence N00°02'31"W 1330.05' to a point; thence N89°32'02"E 683.25' to a point; thence N00°18'40"W 532.75' to an iron rod; thence N89°28'35"E 670.00'; thence N00°11'52"W 56.65' to an iron rod; thence N00°26'27"W 76.77' to the point of beginning; thence S89°27'25"W 115.80' to an iron rod; thence along a curve having a chord of N25°10'14"W, a length of 76.99', a radius of 100' and length of 79.04' to an iron rod; thence N02°26'37"W 358.37' to an iron rod; thence N89°14'34"E 160.53' to an iron rod; thence S00°26'27"E 455.53' to the point of beginning, containing 1.48 acres, more or less.

PARCEL 4

A parcel of land situated in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi being more fully described as follows:

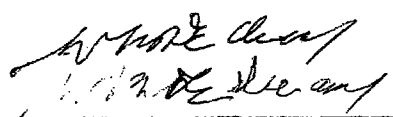
Commencing at the Southwest corner of the Southwest ¼ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi; thence N00°02'31"W 1330.05' to a point; thence N89°32'02"E 683.25' to a point; thence N00°18'40"W 532.75' to an iron rod; thence N00°20'14"W 133.19' to the point of beginning and an iron rod; thence S89°27'25"W 271.33' to an iron rod; thence N00°41'59"W 633.93' to an iron rod on the south margin of Dedeaux Road; thence N89°14'34"E along said south margin 726.35' to an iron rod; thence S02°26'37"E 568.70' to an iron rod; thence along a curve having a chord of S16°11'47"E, a length of 70.89', a radius of 150 and length of 71.56' to an iron rod; thence thence [sic] S89°27'25"W 491.27' to the point of beginning, containing 10.74 acres, more or less.

A SURVEY OF SAID PARCELS OF LAND IS ATTACHED HEREWITH AS "EXHIBIT A."

This conveyance is made subject to any and all recorded liens, building restrictions, zoning ordinances, rights of way, easements, or mineral reservations applicable to the above described property.

Ad valorem taxes for the year 2007 are to be assumed by the Grantee herein as of the date of this conveyance.

WITNESS THE SIGNATURE of the Grantor, this the 11 day of May, 2007.



W.A. Dedeaux

STATE OF MISSISSIPPI

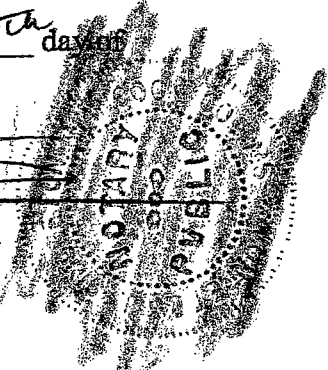
COUNTY OF ~~HARRISON~~ ^{vs} ~~HARRISON~~ Hancock

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named W.A. DEDEAUX, who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein written.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 17th day of

May, 2007.

Vonetta
Notary Public



My Commission Expires: _____ My Commission Expires: Dec 3, 2008

Grantors' Address:

W.A. Dedeaux
13407 Dedeaux Rd
Gulfport, MS 39503
(228) 539-3570

Grantee's Address:

Dedeaux Properties I, L.P.
13407 Dedeaux Road
Gulfport, Mississippi 39503
(228) 539-3570

Prepared by and Return original

Warranty Deed to:

Harris H. Barnes, III (MSB # 2018)
BARNES, BROOM, AND McLEOD, P.A.
5 River Bend Place, Suite A
Flowood, Mississippi 39232-7618
(601) 981-6336

ATTORNEY

Indexing Instructions: Northwest ¼ of the Southwest ¼ of Section 11, Township 7 South, Range 11, West, Harrison County, Mississippi.



1
1st Judicial District
Instrument 2013 5939 D - J1
Filed/Recorded 8/23/2013 01:40 P
Total Fees \$ 12.00
3 Pages Recorded

This Instrument prepared by and to be returned to:

Chelsea H. Brannon, MS Bar #102805
City of Gulfport
Post Office Box 1780
Gulfport, Mississippi 39502-1780
(228) 868-5811

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY-NINE THOUSAND, THREE HUNDRED DOLLARS and NO/100 (\$69,300.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Grantor,**

DEDEAUX PROPERTIES I, LP
13407 Dedeaux Road
Gulfport, Mississippi 39503
Telephone (228) 864-8965

does hereby sell, convey and warrant unto **Grantee,**

CITY OF GULFPORT, MISSISSIPPI
A Mississippi Municipal Corporation
Post Office Box 1780
Gulfport, Mississippi 39502-1780
Telephone (228) 868-5811

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

See Exhibit "A" attached.

INDEXING INSTRUCTIONS: The NW ¼ of the SW ¼ of Section 11
Township 7 South, Range 11 West
City of Gulfport, First Judicial District
Harrison County, Mississippi

It is understood that this property is being conveyed for the purpose of improving an existing public right-of-way identified as Dedeaux Road. Grantor shall continue to have ingress and egress over the property identified in Exhibit "A" until such time as the improvements are completed.

Grantor, for the same consideration, hereby quitclaims and releases any and all rights and remaining interests in and to the land adjacent to the above described conveyance, presently containing a public right-of-way identified as Dedeaux Road, including, but not limited to property previously granted by easement, identified on page 96 of Deed Book 398 of the Land Records of Harrison County, Mississippi.

This conveyance is less and except any and all recorded oil, gas or other mineral rights granted, reserved or excepted by former owners, and is subject to any and all recorded restrictions or covenants and any and all presently existing or recorded easements or rights-of-way affecting said property.

Grantor shall be responsible for ad valorem taxes for the current year and prior years, and Grantee shall assume tax responsibility of the identified portion of the property as a tax exempt municipal government owner for all future years.

WITNESS MY SIGNATURE on this the 21st day of August, 2013.

Dedeaux Properties I, LP

By: W.A. Dedeaux Builders, Inc., General Partner

By: Christine L. Dedeaux
Christine L. Dedeaux, President

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 21st day of August, 2013, within my jurisdiction, the within named Christine L. Dedeaux, who acknowledged that she is President of W.A. Dedeaux Builders, Inc., the General Partner of Dedeaux Properties I, LP, and that for and on behalf of the said corporation, and as its act, she executed and delivered the above and foregoing instrument, after having been duly authorized by said corporation so to do.

David W. Jones
NOTARY PUBLIC

My Commission Expires
January 8, 2017



Exhibit "A"

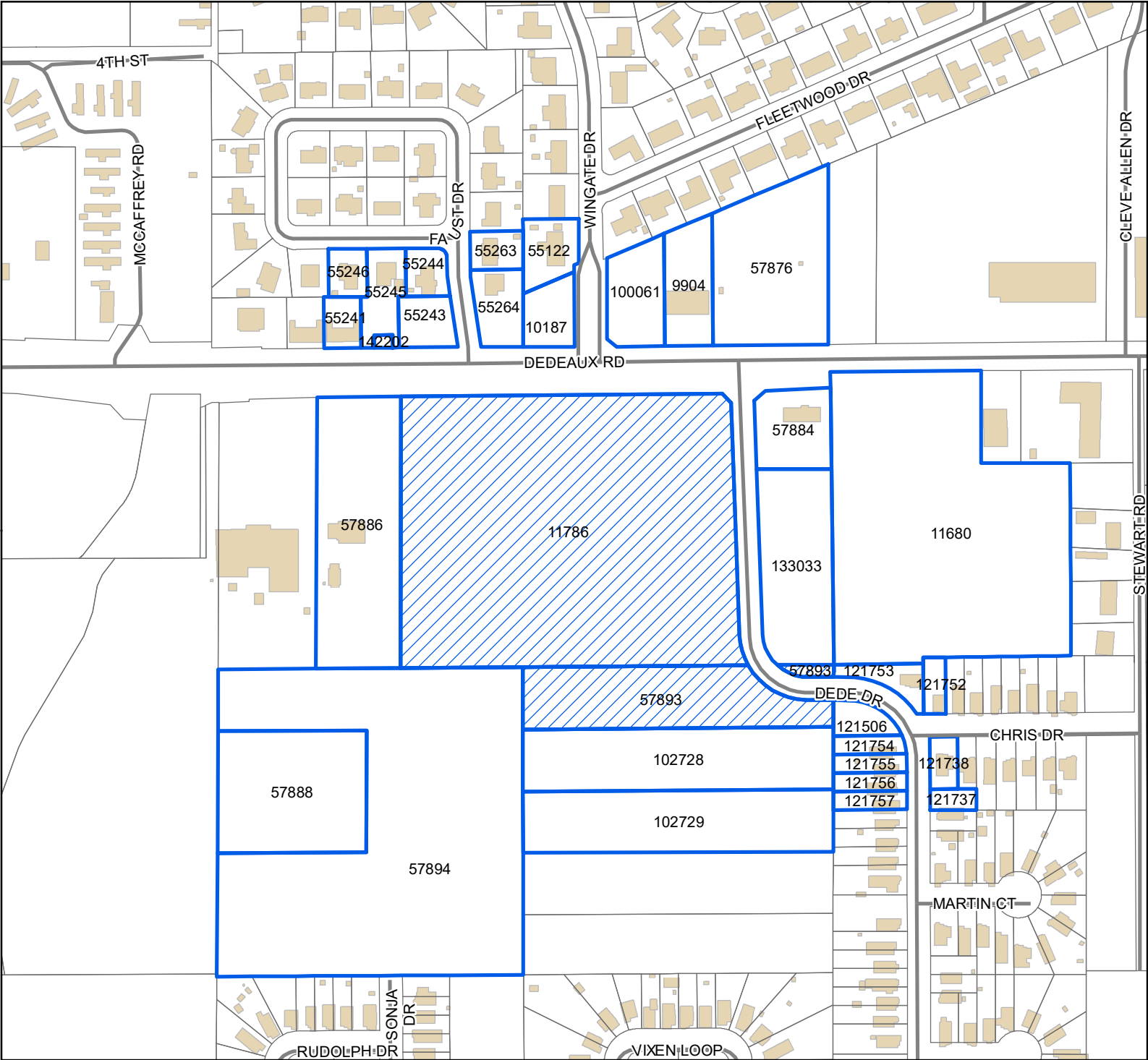
A parcel of land situated and being located in a portion of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 11, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, to-wit:

FOR THE POINT OF BEGINNING, commence at the northwest corner of property now or formerly to Dedeaux Properties I, L.P. (Harrison County Instrument #2007-4887-D-11, Parcel 4), said point being located on the existing south right-of-way of Dedeaux Road (as surveyed in January, 2013), said Point Of Beginning having grid coordinates N. 345,361.09 and E. 910,195.71 based on the Mississippi State Plane Coordinate System, East Zone, NAD 83 (in feet), coordinates and courses herein are grid values based on said coordinate system using a combined factor of (scale) 0.999956283 with a convergence angle of -00°07'09" (at the P.O.B.); thence N 89°22'50" E 726.33 feet along said existing south right-of-way of Dedeaux Road to the northeast corner of said property now or formerly to Dedeaux Properties I, L.P., said point also being the intersection of said existing south right-of-way of Dedeaux Road with the existing west right-of-way of Dede Drive;

THENCE S 02°19'21" E 60.26 feet along the east boundary of said property now or formerly to Dedeaux Properties I, L.P., also being along said existing west right-of-way of Dede Drive; thence N 51°25'16" W 22.95 feet; thence westerly 171.69 feet along a curve, said curve being concave to the north, having a central angle of 01°42'02" with a radius of 5,784.58 feet, also having a chord bearing and distance of S 88°37'02" W 171.69 feet to the end of said curve; thence S 89°28'03" W 538.71 feet to a point located on the west boundary of said property now or formerly to Dedeaux Properties I, L.P.; thence N 00°33'18" W 47.20 feet along said west boundary of property now or formerly to Dedeaux Properties I, L.P. to the said Point Of Beginning.

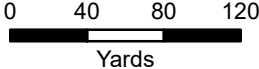
The property herein described, is a total of 34,652 square feet or 0.796 acre, more or less, being a portion of the same property conveyed to Dedeaux Properties I, LP from W.A. Dedeaux (Instrument 2007-4887-D-11) dated May 11, 2007, as said Instrument was filed for recorded May 11, 2007, in the Land Records of Harrison County, Mississippi.

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|------|--------|------------------|---|----------------------|---------------|-------|-------|
| Y | | 0908M-01-009.000 | DEDEAUX PROPERTIES 1, LP (OWNER) | P.O. BOX 926 | GULFPORT | MS | 39502 |
| | | | TERRY MORAN (AGENT) | 1806 23RD AVE STE B | GULFPORT | MS | 39501 |
| | | | Adjacent Property Owners (2607ZB092) | | | | |
| | 55244 | 0908L-02-015.019 | CONLEY JENNIE | 144 FAUST DR | GULFPORT | MS | 39503 |
| | 102729 | 0908M-01-014.002 | SCHAFHIRT CYNTHIA JO | 13185 JOHN RD | GULFPORT | MS | 39503 |
| | 57876 | 0908L-01-003.000 | COAST ELECTRIC POWER ASSN | P O BOX 359 | KILN | MS | 39556 |
| | 55122 | 0908L-02-012.000 | SULLENS DELBERT LEON & TRISHA DIANN | 2 WINGATE DR | GULFPORT | MS | 39503 |
| | 55264 | 0908L-02-015.000 | CHANDLER JUSTIN | 106 FAUST DR | GULFPORT | MS | 39503 |
| | 55246 | 0908L-02-015.017 | HARPER GLORIA J | 140 FAUST DR | GULFPORT | MS | 39503 |
| | 55241 | 0908L-02-015.030 | LOTT ROBERT C | 13506 DEDEAUX RD | GULFPORT | MS | 39503 |
| | 55263 | 0908L-02-015.001 | ALEJANDRO ARMANDO E & JOSEFINA I | 108 FAUST DR | GULFPORT | MS | 39503 |
| N | 55243 | 0908L-02-015.028 | CONLEY JENNIE | 144 FAUST DR | GULFPORT | MS | 39503 |
| N | 10187 | 0908L-02-013.000 | GULFPORT CITY OF | P O BOX 1780 | GULFPORT | MS | 39502 |
| | 9904 | 0908L-01-004.000 | WB PROPERTY LLC | 13430 DEDEAUX RD | GULFPORT | MS | 39503 |
| | 102728 | 0908M-01-014.001 | LADNER DICKIE JOE & JENNIFER A | 24040 TIM BRADLEY RD | SAUCIER | MS | 39574 |
| | 121738 | 0908M-01-017.069 | MCGILL PROPERTIES INC | P O BOX 2163 | GULFPORT | MS | 39505 |
| | 121737 | 0908M-01-017.068 | CASIANO DAMARIS | 11170 DEDE DRIVE | GULFPORT | MS | 39503 |
| N | 121506 | 0908M-01-017.001 | GULFPORT CITY OF | | | | 0 |
| | 121754 | 0908M-01-017.085 | COMEAU JENNIFER | 11181 DEDE DR | GULFPORT | MS | 39503 |
| | 121755 | 0908M-01-017.086 | MACH VI HOLDING LLC | 6001 OLDE OAKVIEW | OCEAN SPRINGS | MS | 39564 |
| | 121752 | 0908M-01-017.083 | HERRITT TIFFANY N | 13380 CHRIS DR | GULFPORT | MS | 39503 |
| N | 121756 | 0908M-01-017.087 | SUMELONG SAMUEL KWEWE | C/O 8917 LORRAINE RD | GULFPORT | MS | 39503 |
| | 121753 | 0908M-01-017.084 | MIXON MARTIN F | 11190 DEDE DR | GULFPORT | MS | 39503 |
| | 121757 | 0908M-01-017.088 | TOLAR TERRY & EILERMANN JANET | 2620 RUE PALAFOX | BILOXI | MS | 39531 |
| | 55245 | 0908L-02-015.018 | MANALO RICHARD | 142 FAUST DR | GULFPORT | MS | 39503 |
| | 133033 | 0908M-01-009.001 | DEDEAUX PROPERTIES I LP | 13407 DEDEAUX RD | GULFPORT | MS | 39503 |
| N | 57884 | 0908M-01-008.000 | DEDEAUX PROPERTIES I LP | 13407 DEDEAUX RD | GULFPORT | MS | 39503 |
| N | 100061 | 0908L-01-004.001 | WB PROPERTY LLC | 13430 DEDEAUX RD | GULFPORT | MS | 39503 |
| N | 11786 | 0908M-01-009.000 | DEDEAUX PROPERTIES I LP | 13407 DEDEAUX RD | GULFPORT | MS | 39503 |
| | 57888 | 0908M-01-012.000 | HEINZ CHAS MRS | 1604 BELMONT PL | METAIRIE | LA | 70001 |
| N | 57894 | 0908M-01-013.000 | LADNER DICKIE JOE & JENNIFER A | 24040 TIM BRADLEY RD | SAUCIER | MS | 39574 |
| | 57886 | 0908M-01-010.000 | HALLER REAL ESTATE LLC | 14 KIMBALL DRIVE | GULFPORT | MS | 39507 |
| | 11680 | 0908M-01-007.000 | ALLEN BEVERAGES INC | P O BOX 2037 | GULFPORT | MS | 39505 |
| N | 57893 | 0908M-01-014.000 | DEDEAUX PROPERTIES I LP | 13407 DEDEAUX RD | GULFPORT | MS | 39503 |
| N | 142202 | 0908L-02-015.033 | GULFPORT CITY OF | PO BOX 1780 | GULFPORT | MS | 4E+08 |



Legend

-  Site
-  Street
-  Buildings



1 inch = 300 feet



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

AFFIDAVIT OF PUBLICATION

| Account # | Order Number | Identification | Order PO | Cols | Depth |
|-----------|--------------|-----------------------|-------------------|------|-------|
| 49732 | IPL0344194 | Legal Ad - IPL0344194 | JUNE ZONING BOARD | 1.0 | 57.0L |

ATTENTION: GULFPORT CITY HALL IP
 1410 24 TH AVENUE
 GULFPORT, MS 39501
 jversiga@gulfport-ms.gov

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

Before me, the undersigned Notary personally appeared the undersigned, who, being by me first duly sworn, did depose and say that he/she is a clerk of The Sun Herald, a daily newspaper published in the city of Gulfport, in Harrison County, Mississippi and the publication of the notice, a copy of which is hereto attached, has been made in said paper in the issue(s) of:

1.0 insertion(s) published on:
 06/03/26 Print

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 P.M., Thursday, June 18th, 2026 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2606ZB078, by owners Sidney & Judy Smith, seeking approval for a garage that is in front of the front facade where ordinance requires them to be flush with the front facade in transect zones, Tax Parcel 0910P-05-006.000, 12 Woodglen Drive, Zoned T3 (Sub-Urban Zone), Ward 2

Variance 2606ZB085, by agent Corey Creel, seeking approval for a 2,400 square-foot accessory structure where the size limit is 2,000 square feet, Tax Parcel 0711F-02-028.000, 1526 Mills Avenue, Zoned R-2 (Single-family), Ward 1

Variance 2606ZB087, by agent Gulf South Signs, seeking approval for a 5-foot street frontage setback for a new freestanding ground sign where 10 feet is required, Tax Parcel 1008M-01-016.000 & 1008M-01-014.000, 11401 Helen Richards Road, Zoned B-2 (General Business), Ward 5

Variance 2607ZB092, by agent Terry Moran, seeking approval for 50-foot wide lots where lot width is required to be 60 feet for a proposed subdivision, Tax Parcels 0908M-01-009.000, 0908M-01-014.000, De-deaux Road, Zoned B-1 (Neighborhood Business), Ward 6

This the 27th day of May 2026
 Nathan Boddie, Chairman
 City of Gulfport Zoning Board of Adjustment and Appeals
 IPL0344194
 Jun 3 2026

[Print Tearsheet Link](#)

[Marketplace Link](#)

Mary Castro



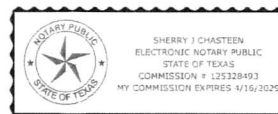
Mary Castro

Sherry J Chasteen



Sworn to and subscribed before me on

Jun 3, 2026, 11:09 AM EDT



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