



Architectural Review Committee | Agenda

Thursday, September 10, 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. Announcements**

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

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

F2. Speaker Card

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

G. Adoption of Minutes

G1. Architectural Review Committee - 08/13/2026

H. Hearing of Cases

H1. Signs

1. Architectural Review Committee 2609ARC018:

Architectural Review Committee 2609ARC018, by agent Michael Hage, seeking approval for a new freestanding ground sign, Tax Parcel 0710M-01-012.006, 5914 28th Street, Zoned B-2 (General Business), Ward 1

H2. Architectural Review Committee Permits

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MINUTES

GULFPORT ARCHITECTURAL REVIEW COMMITTEE MEETING

Thursday, August 13, 2026, 3:00 P.M.

City Council Chambers

- A. **Prayer**: The ARC Board led a prayer.
- B. **Pledge of Allegiance**: The Pledge of Allegiance was recited.
- C. **Call to Order**: The meeting of the ARC board was called to order at **3:00 P.M.**
- D. **Determination of a Quorum**: A Roll Call was conducted, and a quorum was determined.

BOARD MEMBERS PRESENT:

LEE PALERMO
DANIELLE COTTON
JOHNNY OLSEN
BRENT FRENCH

BOARD MEMBERS ABSENT:

KENNY MCNAIR

STAFF MEMBERS PRESENT

SAMUEL SWEETING
BRYCE CLUGH
JACOB WILKERSON

COURT REPORTER:

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by **Mr. Olsen** and seconded by **Ms. Cotton** to approve Minutes of the **July 9, 2026** ARC meetings was carried unanimously.

G. Hearing of cases:

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

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

G3. Routine Agenda:

1. Architectural Review 2608ARC016:

Architectural Review Committee 2608ARC016, by owners Kirk & Vanessa Wasson, seeking approval for metal siding for a proposed accessory structure, Tax Parcel 0911A-02-018.000, 223 Milner Ave, Zoned T4L (General Urban Zone "Limited"), Ward 2

Speaking for the Petition: Vanessa Wasson

Speaking against the Petition: None

Motion: Mr. Olsen – To approve as presented.

Second: Ms. Cotton

Lee Palermo	- Chairman
Danielle Cotton	- Yea
Kenny McNair	- Absent
Brent French	- Yea
Johnny Olsen	- Yea

Action: Motion carries unanimously

2. Architectural Review 2608ARC017:

Architectural 2608ARC017, by agent Mark Lishen, seeking approval for metal siding for a commercial structure, Tax Parcel 0811F-04-060.000, 2517 17th Street, Zoned T6 (Urban Core Zone), Ward 3

Speaking for the Petition: Mark Lishen

Speaking against the Petition: None

Motion: Mr. Olsen – To approve as presented.

Second: Ms. Cotton

Lee Palermo	- Chairman - Yea
Danielle Cotton	- Yea
Kenny McNair	- Absent
Brent French	- Recused Self
Johnny Olsen	- Yea

Action:

Adjournment:

Motion by **Mr. Olsen** to adjourn the meeting was seconded by **Ms. Cotton** and carried unanimously. The meeting adjourned at **3:14 P.M.**

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

Danielle Cotton, Secretary

Date: _____



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

ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, September 10, 2026

Signs



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

ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, September 10, 2026

Architectural Review Committee 2609ARC018: Architectural Review Committee 2609ARC018, by agent Michael Hage, seeking approval for a new freestanding ground sign, Tax Parcel 0710M-01-012.006, 5914 28th Street, Zoned B-2 (General Business), Ward 1

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2609ARC018

Hearing Date: September 10, 2026

Current Zoning/Use: B-2 / Commercial Building

Architectural Review Committee 2609ARC018, by agent Michael Hage, seeking approval for a new freestanding ground sign, Tax Parcel 0710M-01-012.006, 5914 28th Street, Zoned B-2 (General Business), Ward 1

TECHNICAL DETAILS

The applicant is seeking approval for a new freestanding ground sign for a proposed Auto Sales use of less than 50 vehicles. The use was granted approval, with multiple departmental conditions from the Engineering Department, via Planning Commission Approval Case# 2604PC052. The proposed sign meets sign setback and copy area requirements for the B-2 (General Business). The proposed sign is utilizing two rounded decorative finials for the decorative cap/crown and a landscape planter for the decorative buttress. Where the design standards require the support poles to be wrapped with a masonry, stucco, stone or similar synthetic material, the applicant is proposing the wooden support posts to have paint be used for the covering on the support pole structures. The applicant states that it would be infeasible to apply a textured surface to the wooden support poles, and notes that this deviation has been allowed in previous ARC approvals. A case was presented before this board for 706 E Pass Road earlier this year, under case# 2601ARC004, that approved a ground sign using paint to cover their wooden support poles similar to what is being proposed here.

According to Appendix A, Article IV. Sec 9, 103, b, 1-4

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

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

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

EXECUTIVE SUMMARY

The applicant is seeking approval for a new freestanding ground sign for a proposed Auto Sales use of less than 50 vehicles. The proposed sign is utilizing two rounded decorative finials for the decorative cap/crown and a landscape planter for the decorative buttress. Where the design standards require the support poles to be wrapped with a masonry, stucco, stone or similar synthetic material, the applicant is proposing the wooden support posts to have paint be used for the covering on the support pole structures. The applicant states that it would be infeasible to apply a textured surface to the wooden support poles, and notes that this deviation has been allowed in previous ARC approvals. A case was presented before this board for 706 E Pass Road earlier this year, under case# 2601ARC004, that approved a ground sign using paint to cover their wooden support poles similar to what is being proposed here.

DEPARTMENTAL CONDITIONS

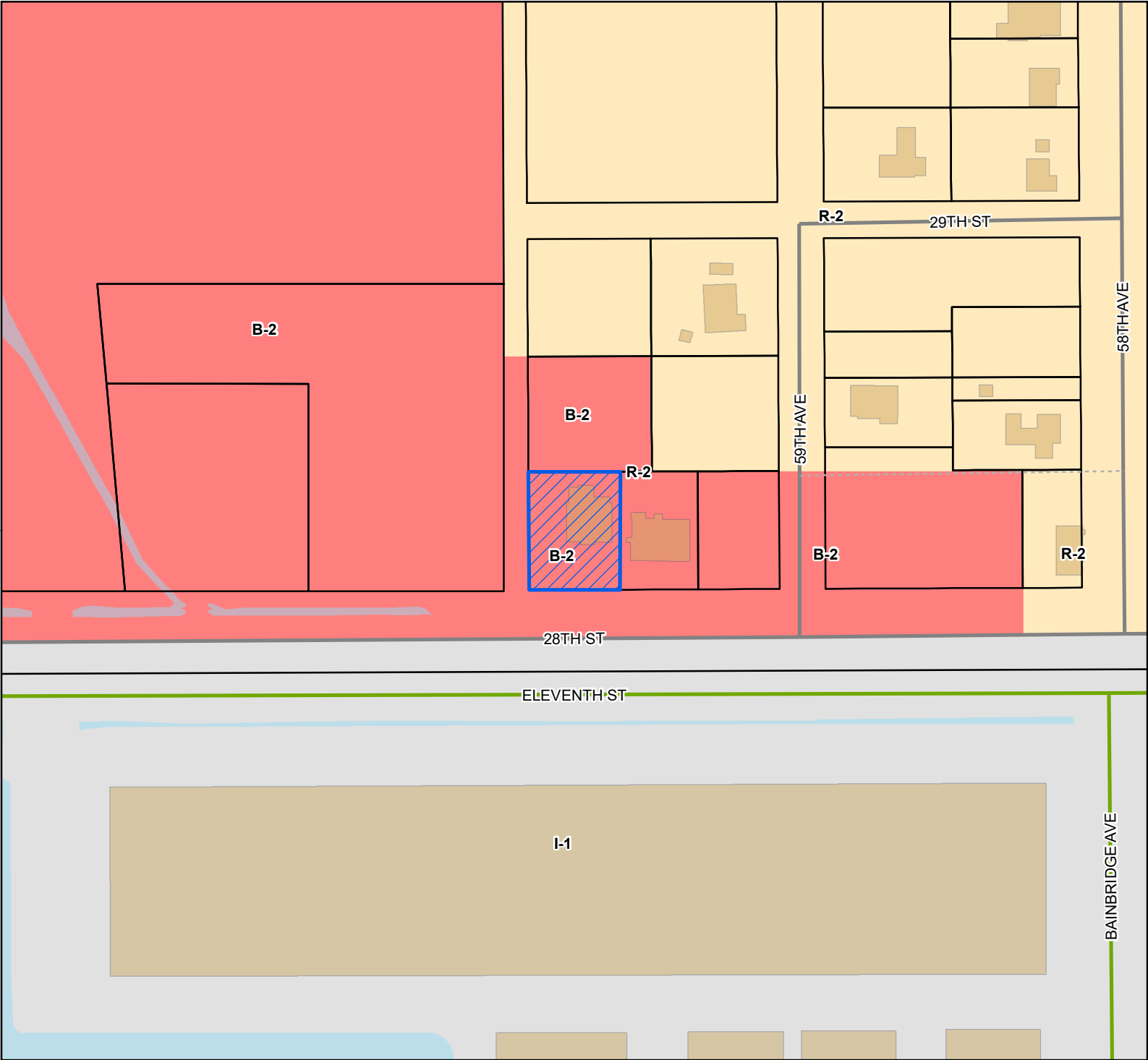
1. A waiver from the Architectural Review Committee is required. Or;
2. Correction to the support poles wrapping material will bring the sign into compliance.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department



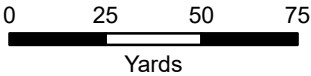
Legend

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

Zoning

- B-2 - General Business District
- I-1 - Light Industry District
- R-2 - Single Family Residence District (Medium Density)

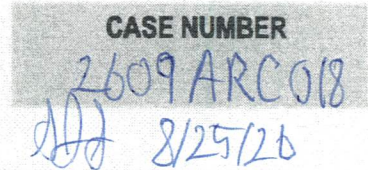
Site Information
 0710M-01-012.006
 Zoning: B-2 (General Business)
 Size: 12566.67 sqft
 Flood: X



1 inch = 150 feet



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8-25-26

Reasons for varying from requirements

is because this is a small sign that is built out of wooden posts which have decorative finials on the top, the planter at the base counts as a decorative buttice, the posts will be painted and there is no way to apply a textured ~~surface~~ surface to the wooden posts. This deviation has been allowed in previous ARC Reviews.

Michael R. Hap
All Signs, Inc

11 12 13 14

0710M-01-012.006

ROJAS HECTOR

5914 28TH ST

NEW
SIGN

8'
12'

28th Street

Parcels: ROJAS HECTOR

PARCEL_ID	0710M-01-012.006
CONDO_PIN	0
CONDO_PARCELID	
PPIN_NUM	105935
DEED_ACRE	
CALC_ACRE	0.29
Parcel_type	0
NAME	ROJAS HECTOR
MAILINGADDR	27460 ROAD 310
MAILINGADDR2	
MAILINGADDR6	PASS CHRISTIAN MS39571
RANGE	11
TOWNSHIP	7
Zoom to	...

5912 28TH ST



8/20/2026

82130

Alejandra Leon

HH Auto Sales

DESIGNER: *Bree*

558 Courthouse Road
Gulfport, MS 39507
P: (228) 897-9100
F: (228) 897-9199
brogers@AllSignsGulfport.com
www.AllSignsGulfport.com



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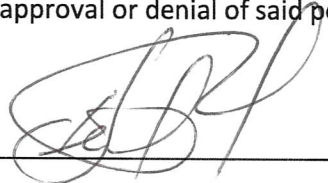


Designation of Agent

I, Hector Rojas, being property owner of 5914 28th street, Gpt MS
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Michael G. Hage 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

8/35/2026
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 25th day of AUGUST, 20 26


Notary Public



10/01/2028
Commission Expiration



Covenant Affidavit

I, Hector Rojas, being owner or agent of the property 5914 28th Street, GPT MS
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature]
Signature

8/25/2026
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 25th day of AUGUST, 20 26

[Signature]
Notary Public

10/01/2028
Commission Expiration





11 - GULFPORT DISTRICT
Instrument 2021-0026897-D-11
Filed/Recorded 09/20/2021 2:25:02 PM
Total Fees 26.00
4 Pages Recorded

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

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

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

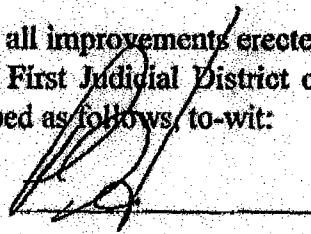
For and in consideration of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged,

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

hereby grant, bargain, sell, convey and warrant unto

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

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

Initials: 

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

Page 2

LOTS 11, 12, and 13, BLOCK 21, GLEN TERRACE SUBDIVISION, of the City of Gulfport, Mississippi, according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Copy Plat Book 5A, at Page 464 thereof, reference to which is hereby made in aid of and as a part of this legal description,

AND

The West 15' (fifteen feet) of LOT 14, BLOCK 21, GLEN TERRACE SUBDIVISION, of the City of Gulfport, Mississippi, according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Copy Plat Book 5A, at Page 464 thereof, reference to which is hereby made in aid of and as a part of this legal description.

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

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

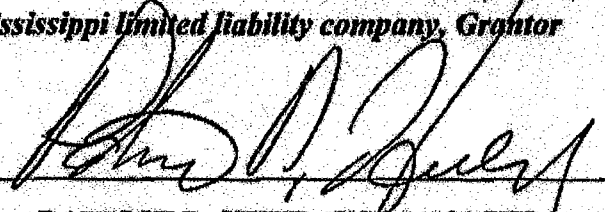
This conveyance is made subject to any and all regulations, ordinances, reservations, restrictions, easements, exceptions, covenants and conditions of record, including any reservations of oil, gas or other minerals affecting the above described land.

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

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

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

BY:


PATRICK D. HUEY, ITS MANAGER

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

Page 3

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

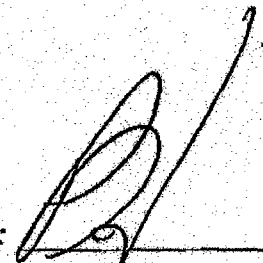
Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named *PATRICK D. HUEY*, who being by me first duly sworn, stated on oath that he is the duly appointed Managing Member of *GRAND SOUTHERN VENTURES, LLC, a Mississippi limited liability company*,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

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





Notary Public
My Commission Expires:

Initials: _____

CERTIFIED RESOLUTION
of
GRAND SOUTHERN VENTURES, LLC

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

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

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

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

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

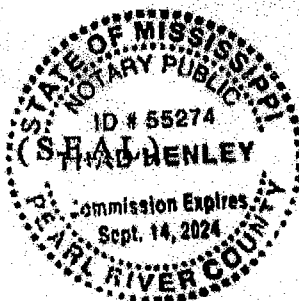
BY:

Patrick D. Huey
PATRICK D. HUEY, ITS MANAGER

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

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

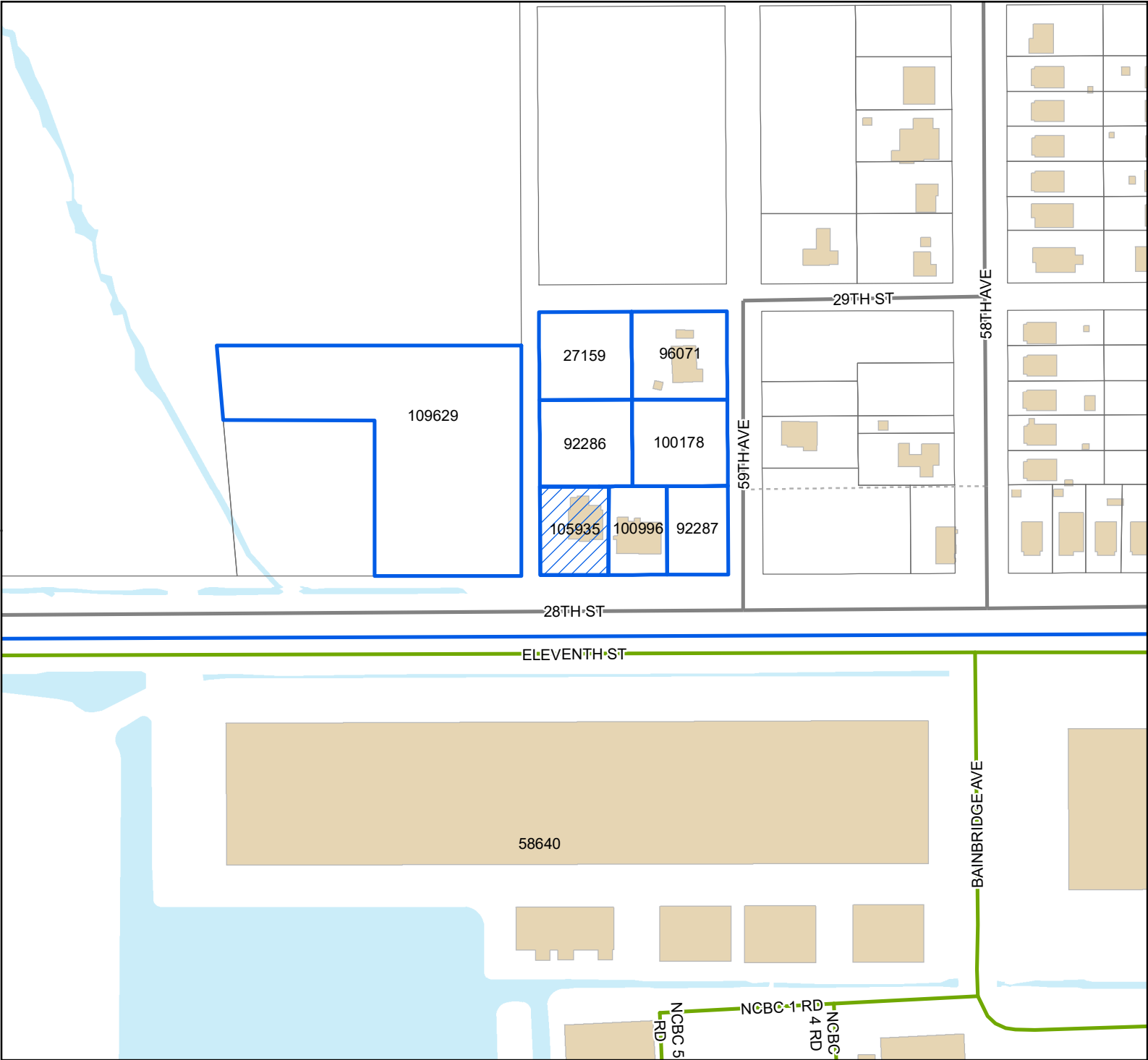
GIVEN under my hand and official seal, this the 20th day of September, 2021.



Harold Chenley
Notary Public
My Commission Expires:

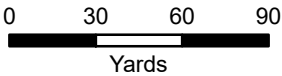
HARRISON COUNTY, MS JOHN MCADAMS
2021-20210026897-DEED BOOK - J1 - GULFPORT DISTRICT ..

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			HECTOR ROJAS (OWNER)	27460 ROAD 310	PASS CHRISTIAN	MS	39571
			MICHAEL HAGE (AGENT)	P.O. BOX 6265	GULFPORT	MS	39506
			Adjacent Property Owners (2609ARC018)				
	96071	0710M-01-012.003	MASON ELIZABETH A	506 BROCK ROAD	BOAZ	AL	35957
N	105935	0710M-01-012.006	ROJAS HECTOR	27460 ROAD 310	PASS CHRISTIAN	MS	39571
	100178	0710M-01-012.004	BARTHOLOMEW JOSEPH A	19070 LANDON ROAD	GULFPORT	MS	39503
N	92287	0710M-01-012.002	BARTHOLOMEW JOSEPH A	19070 LANDON RD	GULFPORT	MS	39503
N	100996	0710M-01-012.005	BARTHOLOMEW JOSEPH A	19070 LANDON ROAD	GULFPORT	MS	39503
	92286	0710M-01-012.001	MAY HUBERT H JR	9300 COCONUT DR	OCEAN SPRINGS	MS	39564
N	27159	0710M-01-012.000	MASON ELIZABETH	506 BROCK ROAD	BOAZ	AL	35957
	58640	0711F-01-001.000	U S GOVT	4802 JEFFERSON AVE	GULFPORT	MS	39501
	109629	0710M-01-053.003	ADVANCED CONTRACTING SERVICES LLC	24080 ANNO SAUCIER RD	GULFPORT	MS	39503



Legend

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



1 inch = 200 feet



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ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, September 10, 2026

Architectural Review Committee Permits