



City Council | Agenda

Monday, March 31, 2025 – 1:00 PM

City Hall – Council Chambers
2309 15th Street, Gulfport

1:00 PM

Declaration of Special Call Meeting

Policy Issues

- 1 Recommendation from Planning Commission to Approve Final Plat - of 19-lot subdivision Florence Gardens Phase 12 - on property zoned T4+ (General Urban Zone "Plus"), R-1-10 (Single-Family) - Alphabet Road - Case #2505CC048 - Ward 6.
- 2 Resolution - approving Memorandum of Understanding among the Harrison County Development Commission, the City of Gulfport, the City of Biloxi and the City of Rionegro, Republic of Columbia, and for related purposes.
- 3 Request - authorization for issuance of special check payable to Earthing, LLC for Purchase Order 251093 and 250960, and for related purposes.

Setting of Next Meeting and Adjournment



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

For Staff Use Only

Case File #: 2505CC048
Date Received: 03/11/25
Receipt #: 13203061
Received By: ASJ
Zoning: T4+
Ward: 6 Flood: X
Size: 34.5 acres

APPLICATION FOR FINAL PLAT

Property Information

TAX PARCEL #

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					-			-				●			
					-			-				●			

(If necessary, use separate sheet of paper)

Address of Property Involved: N/A

Lot(s) N/A, Block(s) N/A, Subdivision N/A

General Location: South of Hawk Place, West of Music Street, North of Kinder Drive, East of Alphabet Road

GENERAL DESCRIPTION OF REQUEST:

Divide the parcel into 19 lots for home development with 3 buffer/green space sides, and 2 large green spaces

OWNERSHIP AND CERTIFICATION:

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

OWNER

Florence Gardens, LLC

Printed Name Of Owner
12321 Preservation Drive

Mailing Address
Gulfport MS 39503

City State Zip code
N/A (228) 539-5039 Office

Home Phone Work/Cell Phone
N/A

Email

Signature Of Owner

AGENT

Brown, Mitchell & Alexander, Inc.

Printed Name Of Agent
131 Rue Magnolia

Mailing Address
Biloxi MS 39503

City State Zip code
N/A (228) 436-7612 Office

Home Phone Work/Cell Phone
nick@bmaengineers.com

Email

Signature Of Agent

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

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

February 27, 2025

City of Gulfport – Planning Division
1410 24th Avenue
Gulfport, MS 39501

**RE: Authority to Act as Agent
Florence Gardens
Tax Parcel No: 908E-01-001.001
Gulfport, Mississippi**

To Whom It May Concern:

This is to advise that Florence Gardens, LLC, currently owns property, more specifically located South of Hawk Place, West of Music Street, North of Kinder Drive, East of Alphabet Road.

With this letter, Florence Gardens, LLC, appoints Brown, Mitchell & Alexander, Inc., as its agents for the purpose of obtaining Final Plat approval with the City of Gulfport.

Sincerely,



Florence Gardens, LLC
12321 Preservation Drive
Gulfport, MS 39503
(228) 575-7738



NOTARY PUBLIC



February 27, 2025

City of Gulfport – Planning Division
1410 24th Avenue
Gulfport, MS 39501

**RE: Covenants
Florence Gardens, Phase 12
Tax Parcel No(s): 0908E-01-001.001
Gulfport, Mississippi**

To Whom It May Concern:

This is to advise that Florence Gardens, LLC, currently owns property, more specifically located Hawk Place, West of Music Street, North of Kinder Drive, East of Alphabet Road. (also being tax parcel: 0908E-01-001.001).

With this letter, Florence Gardens, LLC, declares that the covenants for the existing Florence Gardens subdivision will apply for this request.

Sincerely,



Florence Gardens, LLC
12321 Preservation Drive
Gulfport, MS 39503
(228) 575-7738



NOTARY PUBLIC



STATE OF MISSISSIPPI

COUNTY OF HARRISON

I, Ryan Goldin, attest that there are no restrictive or prohibitive covenants prohibiting the division of property associated with Tax Parcel # 0908E-01-001.001.

R. Goldin

FLORENCE GARDENS, LLC

DATE: MARCH 7, 2025

PRESIDENT

TITLE

SWORN TO AND SUBSCRIBED TO ME before this 17 day of March, 2025.

Clare Baumhauer

NOTARY PUBLIC





DEPARTMENT OF
URBAN DEVELOPMENT
PLANNING DIVISION

Florence Gardens, LLC
12321 Preservation Drive
Gulfport, MS 39503

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5710
Fax: 228-868-5708

**RE: General Plan 2312PC150,
Mitchell & Alexander, Inc., at
0908E-01-001.001, Approval of
for 19 lots with 6 out parcels
Gardens Phase 12),
Drive, Zoned R-1-15 (Single-
(General Urban Zone "Plus"),**

Wm. H. Hardy Building
1410 24th Avenue
Gulfport, MS 39501
**by agent Brown,
Tax Parcel
a General Plan
(Florence
Preservation
family) and T4+
Ward**

To Whom It May Concern:

At their public hearing on **Thursday,**
September 26, 2024, the Gulfport City Planning Commission approved a one-year
extension from **September 26, 2024** until **September 26, 2025** within which to file a final
plat.

If you have any questions or comments, please contact this office.

Sincerely,
City of Gulfport Planning Division



DEPARTMENT OF
ENGINEERING

4050 Hewes Avenue
Gulfport, MS 39507-3903
Phone: (228) 868-5740
Fax: (228) 868-5822

March 10, 2025

Ms. Su-Lin Featherston
Department of Urban Development
Post Office Box 1780
1410 24th Avenue, Room 206
Gulfport, MS 39502

Re: Florence Gardens Phase 12 Subdivision

Dear Ms. Featherston:

On February 26, 2025, Engineering and Public Works conducted a final inspection of the referenced subdivision, and deficiencies were noted. A follow-up inspection took place, and the developer will have the last deficiency noted on the inspection report completed on or before April 8, 2025.

Two warranty bonds are required for this subdivision:

- A three (3) year warranty bond in the amount of \$15,244 to cover the roadway due to the use of a soil cement base.
- A one (1) year warranty bond in the amount of \$5,238 to cover all other infrastructure.

At the conclusion of the warranty period, the developer is required to notify the city to schedule the warranty inspections. Prior to acceptance for perpetual maintenance all deficiencies shall be corrected.

We recommend acceptance of the subdivision and the start of the two warranty period based on the above conditions.

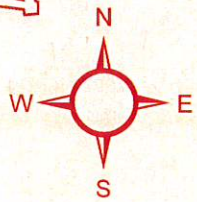
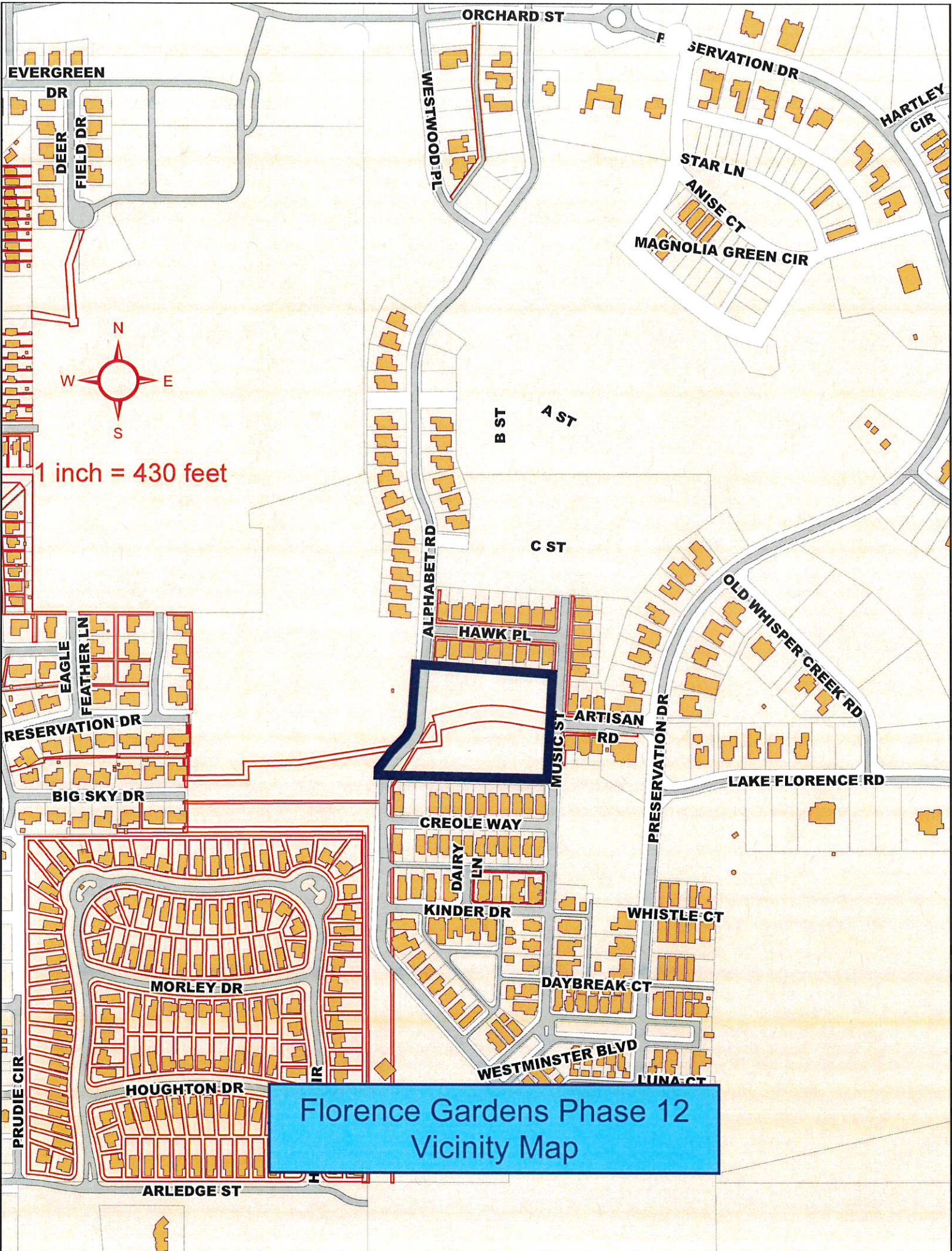
If you have any questions or concerns, please feel free to contact me.

Respectfully,

Robert Lee, P.E.
Assistant City Engineer

Cc: Jeremy Harrison, P.E., Director of Engineering
Tyler Gentry, Director of Public Works
George R. Mooney, P.L.S., Staff Surveyor and Staff Engineer

Attachments: 1. Engineering Inspection Report
2. Map



1 inch = 430 feet

Florence Gardens Phase 12
Vicinity Map



DEPARTMENT OF ENGINEERING

4050 Hewes Avenue
Gulfport, MS 39507-3903
Phone: (228) 868-5740
Fax: (228) 868-5822

SUBDIVISION INSPECTION CHECKLIST

Table with 2 columns: Inspection Category and Details. Rows include Subdivision (Florence Gardens Subdivision Phase 12), Type of Inspection (Final Inspection), Date (Final Inspection: February 26, 2025; Re-Inspection; March 10, 2025), and Persons Present (Rick Mooney, Department of Engineering; Curtis Thornton, Department of Engineering).

CHECKLIST ITEMS

STREETS & DRAINAGE:

- 1. Is debris/silt and vegetation in streets, curbs, pipes, and catchbasins?
2. Is street paving/concrete acceptable?
3. Is drainage pipe in ROW concrete?
4. Are catchbasin openings sized correctly?
5. Are curbs & gutter broken/settled?
6. Is rebar present in curb?
7. Are street lights present & spaced correctly?
8. Are lots graded to direct water to drainage systems?
9. Is/Are detention pond(s) holding water?
10. Is/Are the banks of detention pond(s) & ditches stabilized?
11. Are swales/ditches able to be maintained by residents?
12. Is erosion control provided at outfalls?
13. Are any extra easements required?

WATER & SEWER:

- 1. Are all water meters installed & with no broken/missing parts?
2. Are all water lines and appurtenances installed in accordance with city standards?
3. Are sewer cleanouts installed & with no broken/missing parts?
4. Are all manholes installed in accordance with city standards?

TRAFFIC & SAFETY:

- 1. Are street name signs correct & in place?
2. Are traffic control signs correct & in place?

PUNCHLIST ITEMS

Water

1. Road A Station 0+49 – Lower the fire hydrant valve to grade. **Work complete.**

Sewer

2. Install a cast in place concrete donut or square and cast iron lid on all cleanouts. **Work in progress; to be completed by April 8th.**
3. SMH 290RT Road A – Clear obstructions downstream of the manhole that is causing sewerage to hold. **Work complete.**

Street

4. Install an apron at the drainage curb cuts into the median to mitigate erosion under the curb. **This will be deferred until the warranty inspection after grading and grassing is complete.**

Stormwater

5. Install and maintain erosion control measures on the median lot until there is sufficient grass coverage. **This will be deferred until the warranty inspection.**
6. Grade and grass the median lot. **This will be deferred until the warranty inspection.**

Traffic

7. Raise both Do Not Enter signs to just below the stop signs. **Work complete.**

Signed: Robert Lee

Date: March 10, 2025

Name: Robert Lee, P.E.

Title: Assistant City Engineer

February 27, 2025

Gregory Holmes – Planning Administrator
City of Gulfport – Planning Division
1410 24th Avenue
Gulfport, MS 39501

**RE: Application for Final Plat
Florence Gardens, Phase 12
Gulfport, Mississippi**

Dear Mr. Holmes:

Enclosed is a complete Application for Final Plat for Tax Parcel No. 908E-01-001.001. Please find attached the following:

- Application for Final Plat
- Proof of Ownership
- Authority to Act as Agent (Notarized)
- Final Plat (2-mylars, 1-linen, 7-black lines, 2-flash drives)
- Protective Covenants
- Check for Application Fee
- Engineering Checklist
- Bonds

Should you have any questions or comments, please feel free to contact me at (228) 436-7612.

Sincerely,



Nicholas Gant, P.E.

Enclosures

FLORENCE GARDENS, LLC
12321 PRESERVATION DR.
GULFPORT, MS 39503

OF THE
ORDER
CITY OF GULFPORT
GENERAL FINANCE DEPT
P. O. BOX 1780
GULFPORT, MS 39502

Bonds

1515,244.00

2) \$ 5,238.00

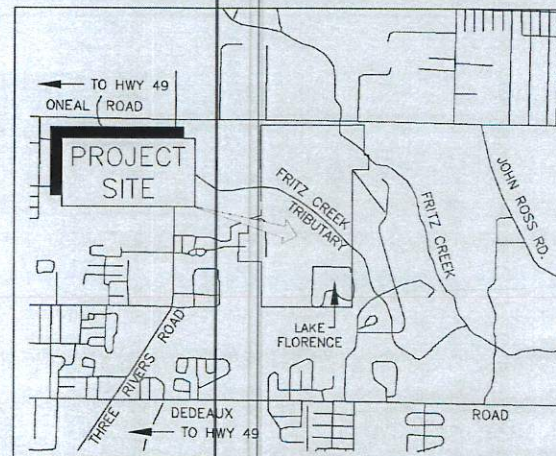
✓

FLORENCE GARDENS PHASE 12

A SUBDIVISION LOCATED IN SECTION 2, TOWNSHIP 7 SOUTH, RANGE 11 WEST,
CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI

BOUNDARY DESCRIPTION

A parcel of land lying in the NW 1/4 of the SE 1/4, the SW 1/4 of the SE 1/4, and the SE 1/4 of the SE 1/4 of Section 2, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, more particularly described as follows:
Beginning at a 1/2" iron rod found at the Southwest corner of Florence Gardens Phase 6 per Plat Book 58, Page 56, said Point Of Beginning having grid coordinates N.349652.96 and E.913163.24 based on the Mississippi State Plane Grid Coordinate System, East Zone, (2301), NAD '83, U.S. Survey feet, coordinates and courses herein are grid values based on said coordinate system using a scale factor of 0.99995578994 with a convergence angle of -00°06'51.77653524" at the Point Of Beginning; thence S2°25'54"W along the North line of Florence Gardens Phase 8 per Plat Book 61 Page 23 and the West margin of Music Street a distance of 58.53 feet to an 1/2 inch Iron Rod, run thence N88°49'41"W along said North line 647.18 feet to a 1/2 inch Iron Rod at the Northwest corner of Phase 8 and the West margin of Alphabet Road, run thence Northeasterly along said West margin and a curve concave to the Southeast, having a length of 87.07 feet, a radius of 170 feet, a chord bearing of N30°18'09"E and a chord distance of 86.12 feet to a 1/2 inch Iron Rod, run thence N44°58'32"E along said West margin 80.89 feet to a 1/2 inch Iron Rod, run thence Northeasterly along said West margin and a curve concave to the Northwest, having a length of 80.40 feet, a radius of 110 feet, a chord bearing of N24°02'15"E and a chord distance of 78.62 feet to a 1/2" Iron Rod, run thence N3°14'43"E along said West margin 206.57 feet to a 1/2 inch Iron Rod at the Southwest corner of Florence Gardens Phase 6, run thence S86°45'18"E along the South line of said Phase 6 525.0 feet to a 1/2 inch Iron Rod on the West margin of Music Street, run thence S3°14'42"W along said West margin 335.19 feet to the Point of Beginning.
The above described parcel of land containing 223,511 square feet, or 5.13 acres, more or less, and being a portion of Harrison County Tax Parcel #0908E-01-001.001.



VICINITY MAP
(N.T.S.)

OWNER'S DEDICATION

This is to certify that FLORENCE GARDENS, LLC, is the owner of record of the tract of land described herein, and hereby declares this to be the official plat of FLORENCE GARDENS, PHASE 12 and further dedicates the streets and easements as shown hereon to the City of Gulfport forever.

WITNESS my signature this the 7th day of MARCH, 2025.

FLORENCE GARDENS, LLC
By: B. Goldin
RYAN GOLDIN, Manager/Member

ACKNOWLEDGMENT

State of Mississippi
County of Harrison

Personally appeared before me, the undersigned authority, in and for the aforesaid county and state, RYAN GOLDIN, Manager/Member, of FLORENCE GARDENS, LLC, who acknowledged to me that he signed, sealed, and delivered this plat as authorized to do so by the corporation on the day and in the year set forth above.

GIVEN under my hand and seal this the 7th day of March, 2025

My commission expires:
January 9, 2028



SURVEYOR'S CERTIFICATE

I, CHRISTOPHER SEWARD, a Professional Land Surveyor in the State of Mississippi, do hereby certify that the foregoing plat and description are true and correct to the best of my knowledge and belief.

WITNESS my signature this the 7th day of MARCH, 2025.

Christopher Seward
CHRISTOPHER SEWARD, PLS No. 3285
SURVEYOR
PS-3282
STATE OF MISSISSIPPI

ACKNOWLEDGMENT

State of Mississippi
County of Harrison

Personally appeared before me, the undersigned authority, in and for the aforesaid county and state, CHRISTOPHER SEWARD, PLS, who acknowledged to me that he signed, sealed, and delivered the foregoing certificate on the day and in the year set forth above for the purpose(s) therein expressed.

GIVEN under my hand and seal this the 7th day of March, 2025

My commission expires:

January 9, 2028



CERTIFICATE OF RECORDATION

Filed and recorded by duplicate in the Record of Plats of Harrison County, Mississippi, in Plat Book _____, Page _____, on the _____ day of _____, 2025.

By: _____
CHANCERY CLERK DEPUTY CLERK

CERTIFICATE OF COMPARISON

We, the undersigned, do hereby certify that we have compared the ORIGINAL plat with the DUPLICATE plat of FLORENCE GARDENS, PHASE 12 and find the same to be an exact duplicate thereof.

CHANCERY CLERK DEPUTY CLERK CHRISTOPHER SEWARD, PLS

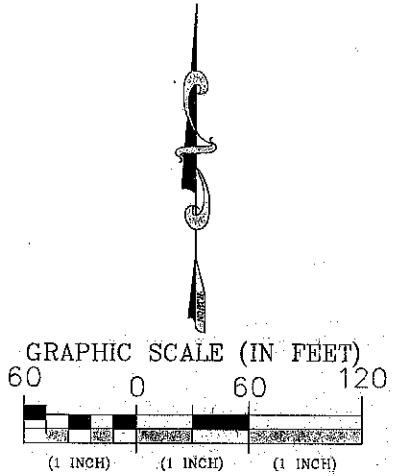
CITY ENGINEER'S CERTIFICATE OF APPROVAL

All improvements have been installed in accordance with the requirements of these regulations and with the action of the Planning Commission in giving tentative approval of the general subdivision plans

I hereby approve this plat on the _____ day of _____, 2025.

Jeremy R. Harrison, P.E.
City Engineer, City of Gulfport

s:\3405-34 florence gardens, phase 12\03-survey\dwg\3405-34 final plat.dwg-3/6/2025



Bearings and distances are based on the Mississippi State Plane Grid Coordinate System, NAD'83 (2011), (Epoch 2009.55), East Zone (2301), in US Survey Feet, derived by a TOPCON HIPER VR series G.P.S. receiver utilizing a Real Time Network administered by Earl Dudley, Inc. Scale Factor = 0.99995578934 Convergence Angle = $-00^{\circ}06'51.77653524''$ (at the Point Of Beginning)

MISSISSIPPI CLASS "B" SURVEY

SURVEY NOTES:
Field work completed December 1, 2024.

By graphical plotting only, this parcel is located in ZONE X of the flood hazard boundary and flood insurance rate map. Version Number: 2.3.3.3 Map Number: 2B047C0260H Map Revised: December 21, 2017

BUILDING SETBACKS: Zone T4+

FRONT YARD SET BACK
No Minimum - 18' Maximum

SIDE YARD SET BACK
No Minimum - 6' Maximum
Second Frontage
5' Minimum - 12' Maximum

REAR YARD SET BACK
3' Minimum

(ALL SETBACKS ARE SUBJECT TO PLATTED EASEMENTS)

AREA OF TABULATION:	
19 LOTS	= 121,135 SF.
COMMON AREAS	= 32,896 SF.
DEDICATED ROW	= 69,480 SF.
TOTAL AREA	= 223,511 SF.

LEGEND

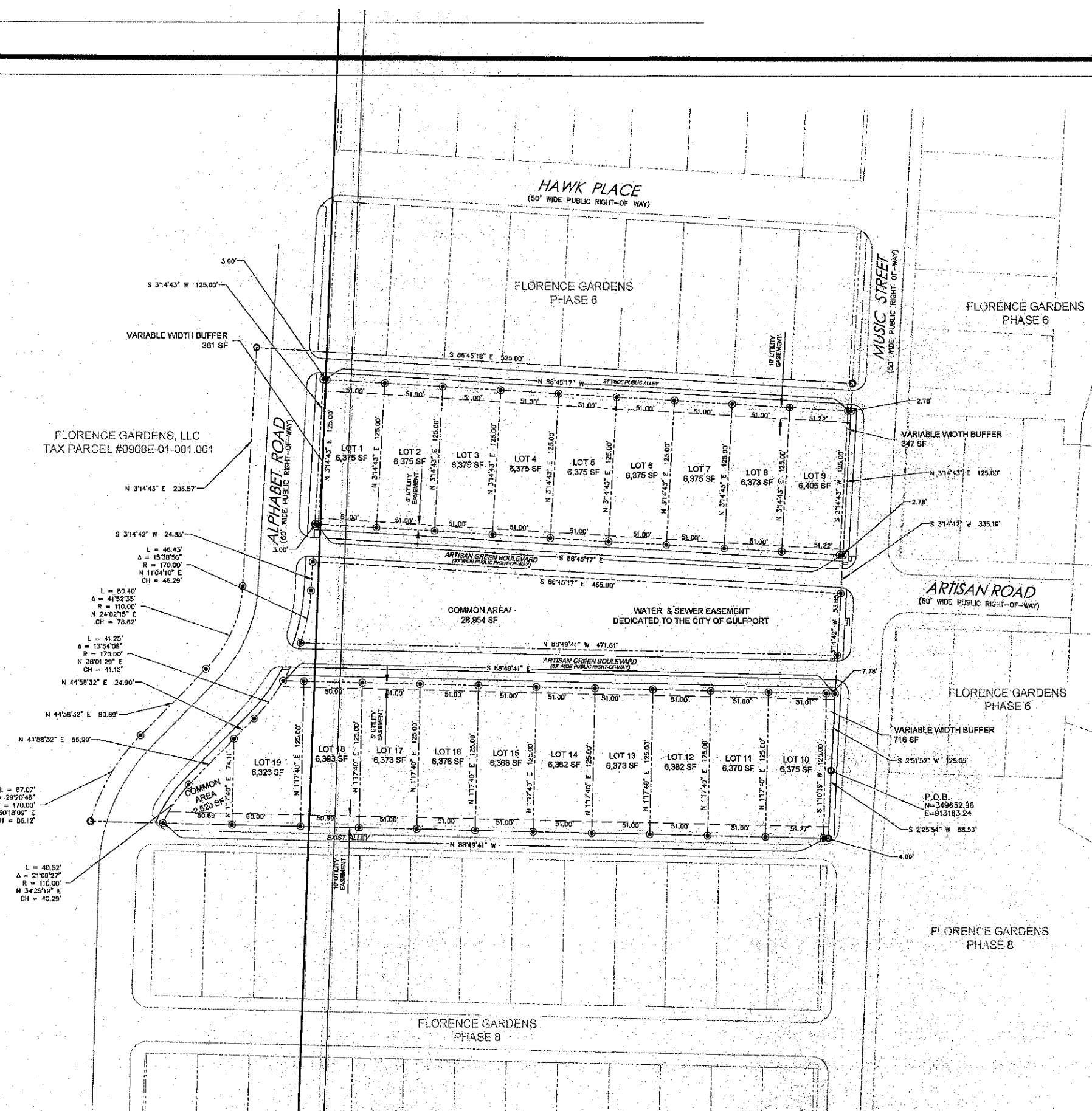
○ = 1/2" iron rod found (unless otherwise noted)

⊙ = 1/2" iron rod set with cap (COA S-0007)

P.O.B. = Point Of Beginning

A.P.R. = As Per Record

A.P.S. = As Per Survey



FLORENCE GARDENS PHASE 12

401 Cowan Road, Suite A, Gulfport, MS 39507 (228)864-7612 Fax(228)864-7676

bma BROWN, MITCHELL & ALEXANDER, INC. CONSULTING ENGINEERS & LAND SURVEYORS www.bmaengineers.com

131 Rue Magnolia Biloxi, MS 39530 (228)436-7612 Fax(228)436-7676

s:\3405-34 florence gardens, phase 12\03-survey\dwg\3405-34 final plat.dwg-3/6/2025



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
FLORENCE GARDENS, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	690646
Status:	Good Standing
Effective Date:	08/14/2000
State of Incorporation:	Mississippi
Principal Office Address:	12321 PRESERVATION DR, 12321 PRESERVATION DR GULFPORT, MS 39503

Registered Agent

Name
 Goldin, Martin
 14231 Seaway Road
 Gulfport, MS 39503

Officers & Directors

Name	Title
Martin Goldin 12321 PRESERVATION DR GULFPORT, MS 39503	Member

0908C-01-001,000
0908B-01-006,000

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



[Signature] 1st Judicial District
Instrument 2005 13959 D -J1
Filed/Recorded 4 4 2005 3 53 P
Total Fees 14.00
5 Pages Recorded

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, SEAWAY DEVELOPMENT COMPANY, LLC, a Mississippi limited liability company, does hereby sell, convey and warrant unto FLORENCE GARDENS, LLC, a Mississippi limited liability company, the following described real property situated and being located in the First Judicial District, Harrison County, State of Mississippi, as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to any and all recorded restrictive covenants, easements, rights of way, and oil, gas and mineral reservations of record.

The taxes for the current year are assumed by the Grantee.

WITNESS THE SIGNATURE of the duly authorized member of said company this the 1st day of November, 2004.

SEAWAY DEVELOPMENT COMPANY, LLC

BY: *[Signature]*
Martin C. Goldin, Member

3405H-09
~~3262-H~~

EXHIBIT A
Page 1

PARCEL I

Being one and the same as that parcel acquired by Warranty Deed from William Russell Love and Amanda Collins Love dated January 22, 1999, and recorded in Deed Book 1439 at Page 11:

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL WITH CAP FOUND AT THE NORTHWEST CORNER OF SECTION 1, SAID POINT LYING IN THE CENTERLINE OF O'NEAL ROAD; THENCE ALONG THE WEST LINE OF SAID SECTION 1, $S00^{\circ}24'10''W$ 25.04' TO AN IRON ROD ON THE SOUTH MARGIN OF O'NEAL ROAD, BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH MARGIN, $N89^{\circ}12'31''E$ 344.74' TO AN IRON ROD FOUND; THENCE $S01^{\circ}10'15''W$ 871.15' TO AN IRON ROD FOUND; THENCE $S89^{\circ}08'57''E$ 149.99' TO AN IRON ROD FOUND; THENCE $S01^{\circ}10'45''W$ 442.80' TO AN IRON ROD LYING ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1; THENCE ALONG SAID SOUTH LINE, $S89^{\circ}50'03''W$ 477.00' TO AN IRON ROD AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1; THENCE ALONG THE WEST LINE OF SECTION 1, $N00^{\circ}24'10''E$ 1312.39' TO THE POINT OF BEGINNING, CONTAINING 11.661 ACRES.

A

EXHIBIT A
Page 2

PARCEL II

Being one and the same as that parcel acquired by Warranty Deed from Adrian O'Neal, et al, Trustees of the Edon Family Trust, dated September 28, 1998, and recorded in Deed Book 1426 at Page 205:

A PARCEL OF LAND BEING THAT PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, LYING SOUTH OF THE SOUTH MARGIN OF O'NEAL ROAD, AND ALSO THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL WITH CAP LOCATED AT THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, SAID POINT LYING IN THE CENTERLINE OF O'NEAL ROAD; THENCE ALONG THE EAST LINE OF SAID SECTION 2, $S00^{\circ}13'23''W$ 25.84' TO AN IRON ROD ON THE SOUTH MARGIN OF O'NEAL ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID EAST SECTION LINE, $S00^{\circ}24'10''W$ 2649.82' TO A FENCE CORNER FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2; THENCE FURTHER ALONG SAID EAST SECTION LINE, $S00^{\circ}08'28''E$ 1319.31' TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 2; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4, $N88^{\circ}51'59''W$ 1348.42' TO AN IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, $N00^{\circ}11'30''W$ 1327.36' TO A LIGHTYARD KNOT FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, $S88^{\circ}45'21''W$ 1329.39' TO A WOOD FENCE CORNER POST FOUND AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, $N00^{\circ}35'03''W$ 1343.79' TO AN IRON ROD FOUND AT A FENCE CORNER POST, BEING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, $N00^{\circ}37'03''W$ 838.84' TO AN IRON PIPE FOUND; THENCE $N00^{\circ}24'31''E$ 451.83' TO AN IRON PIPE FOUND ON THE SOUTH MARGIN OF O'NEAL ROAD; THENCE ALONG SAID SOUTH MARGIN OF O'NEAL ROAD, $N89^{\circ}45'16''E$ 2715.42' TO THE POINT OF BEGINNING, CONTAINING 204.433 ACRES. SAID PROPERTY BEING SUBJECT TO A 3 ACRE SOUTHERN NATURAL GAS CORP. RIGHT-OF-WAY LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2 AND DESCRIBED IN DEED BOOK 187, PAGE 530.

EXHIBIT A
Page 3

PARCEL III

Being one and the same as that parcel acquired by Alan H. Goldin, et al., by Warranty Deed from Lewis N. Vance and Jeff Vance dated July 15, 1998, and recorded in Deed Book 14-16 at Page 417:

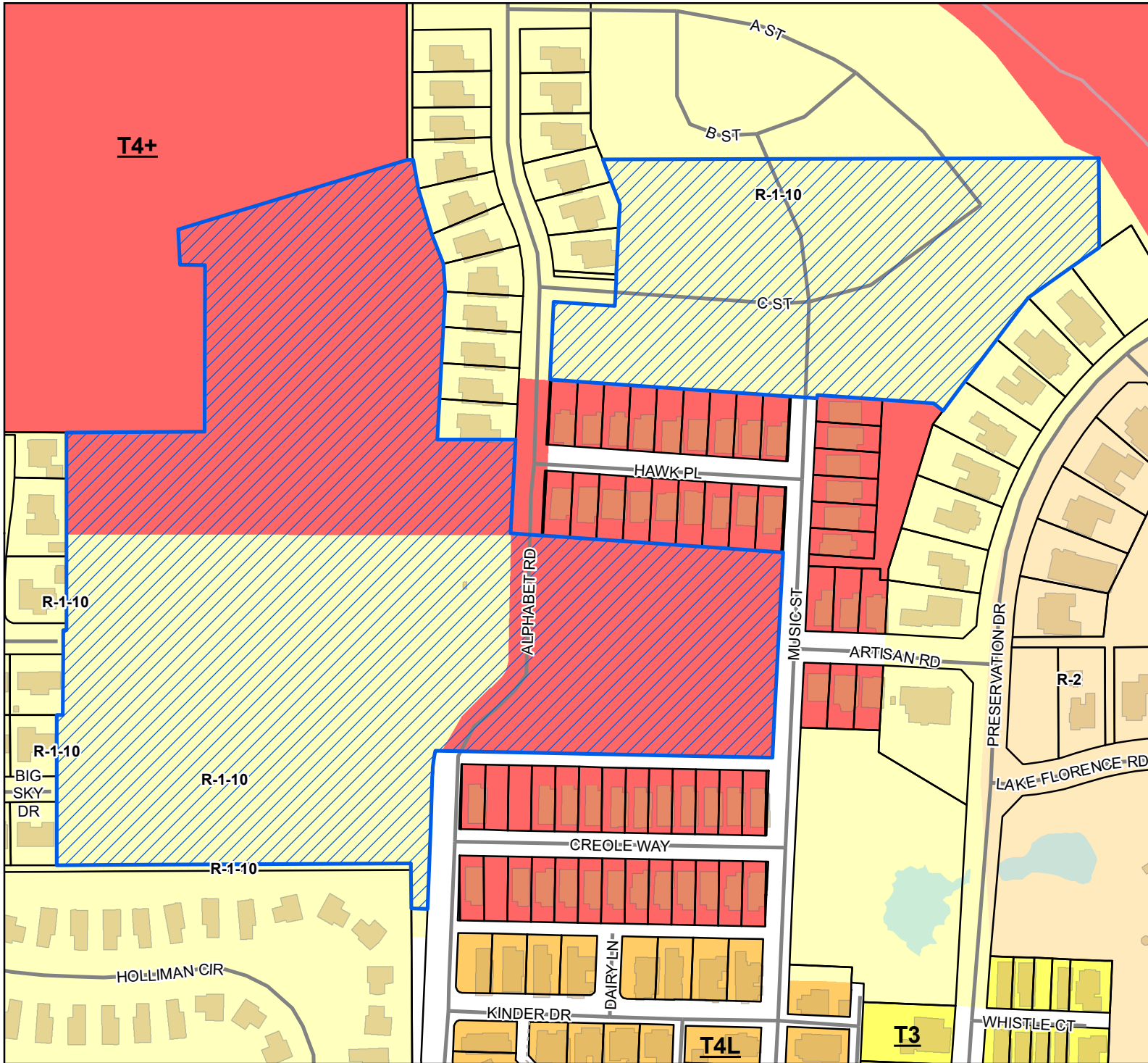
All of the NW 1/4 of the SE 1/4, all of the SW 1/4 of the SE 1/4, a portion of the NE 1/4 of the SW 1/4, Section 2, Township 7 South, Range 11 West; also a portion of the NW 1/4 of the NE 1/4 of Section 11, Township 7 South, Range 11 West; City of Gulfport, First Judicial District of Harrison County, Mississippi; sold parcels of land being more particularly described as follows: For the Point Of Beginning, Commence at a light wood post located at the northeast corner of the NW 1/4 of the SE 1/4 of said Section 2; thence S 00°08'18" W 2667.72 feet along the east line of the W 1/2 of the SE 1/4 of said Section 2; thence S 00°08'18" W 1217.01 feet along the east line of the NW 1/4 of the NE 1/4 of said Section 11, to a point located on the southeast right-of-way of a 100-foot wide easement to Mississippi Power Company; thence S 67°22'17" W 268.00 feet along said southeast right-of-way of a 100-foot wide easement to Mississippi Power Company, to a point located on the south line of the NW 1/4 of the NE 1/4 of said Section 11; thence S 89°27'02" W 842.21 feet along the south line of the NW 1/4 of the NE 1/4 of said Section 11; thence N 00°02'19" W 842.38 feet; thence N 89°35'47" W 444.56 feet to a point located on the west line of the NW 1/4 of the NE 1/4 of said Section 11; thence N 00°03'04" W 489.68 feet along the west line of the NW 1/4 of the NE 1/4 of said Section 11; thence N 00°26'34" E 1324.71 feet along the west line of the SW 1/4 of the SE 1/4 of said Section 2; thence S 89°58'19" W 687.38 feet along the south line of the NE 1/4 of the SW 1/4 of said Section 2, to a point located on the east line of Reservation Estates, Unit 2 Part 3, said point being located 11.28 feet northerly from an iron rod located at the southeast corner of Lot 10, Reservation Estates, Unit 2 Part 3; thence N 00°30'22" E 277.36 feet; thence S 89°32'06" E 11.38 feet; thence N 00°48'55" E 116.81 feet; thence N 00°23'29" E 56.78 feet to an iron rod located at the southeast corner of Lot 43, Reservation Estates, Unit 2 Part 3; thence N 00°28'23" E 366.20 feet to an iron rod located at the northeast corner of Lot 46, Reservation Estates, Unit 2 Part 3; thence S 89°31'51" E 289.51 feet; thence N 00°28'09" E 320.00 feet; thence N 89°31'51" W 45.00 feet; thence N 00°28'09" E 70.00 feet; thence N 73°39'43" E 464.44 feet; thence S 89°50'48" E 1329.30 feet along the north line of the NW 1/4 of the SE 1/4 of said Section 2, to the said Point Of Beginning.

Together with a non-exclusive, perpetual easement for ingress and egress more particularly described as follows:

Commence at the Southwest corner of the NW 1/4 of the NE 1/4, Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi; thence South 89°57'10" East a distance of 334.29 feet to a point of beginning; thence Northeasterly along the arch of a curve to the right whose radius is 110.67 feet and delta angle is 89°35'04", a distance of 172.88 feet to a point; thence South 0°22'06" East a distance of 50 feet to a point; thence Southwesterly along the arch of a curve to the right whose radius is 60.67 feet and delta angle is 89°35'04" a distance of 94.57 feet to a point; thence North 89°57'10" West a distance of 50 feet to the point of beginning.

AND ALSO, the following parcel which is conveyed by quitclaim, without warranty and may be subject to claims of others:

A parcel of land within the SW 1/4 of the NE 1/4 of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi, lying North of the Mississippi Power Company easement and described as starting at the SE corner of the NW 1/4 of the NE 1/4 of Section 11, Township 7 South, Range 11 West and run West a distance of 465.6 feet for the point of beginning; thence continue West a distance of 203.9 feet; thence run South 84.3 feet; run thence Northeast along the Southern boundary of the Mississippi Power Company easement a distance of 220.6 feet to the point of beginning.



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

Smart Code

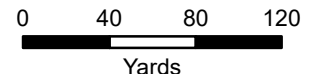
- T4+
- T4L
- T3

Zoning

- R-1-10 - Single Family Residence (Low Density)
- R-2 - Single Family Residence District (Medium Density)

Site Information

0908E-01-001.001
 Zoning: T4+ (General Urban Zone "Plus")
 R-1-10 (Single-Family)
 Size: 34.5 sqft
 Flood: X



1 inch = 267 feet



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



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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
36845	646324	Print Legal Ad-IPL02235290 - IPL0223529	Final Plat 2505CC048	1	30 L

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

accountspayable@gulfport-ms.gov

**LEGAL NOTICE
 PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Council will hold a public hearing in the City of Gulfport, Mississippi at 1:00 P.M., Wednesday, March 31, 2025 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following request.

Final Plat 2505CC048, by Brown, Mitchell & Alexander, Tax Parcel 0908E-01-001.001, seeking approval for 19 Lot Subdivision with six out-parcels (Florence Gardens Phase 12), Alphabet Road, Zoned T4+ (General Urban Zone "Plus"), R-1-10 (Single-Family), Ward 6.

This is the 18th day of March 2025

F.B. "Rusty" Walker IV, President of City Council
 City of Gulfport, City Council
 IPL0223529
 Mar 23 2025

STATE OF MISSISSIPPI COUNTY OF HARRISON

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

1 insertion(s) published on:
 03/23/25

Affidavit further states on oath that said newspaper has been established and published continuously in said county for a period of more than twelve months next prior to the first publication of said notice.

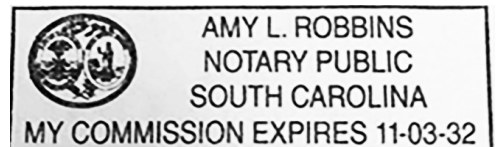
Mary Castro

Sworn to and subscribed before me this 24th day of March in the year of 2025

Amy Robbins

Notary Public

* The Sun Herald has been deemed eligible for publishing legal notices in Jackson County to meet the requirements of Miss. Code 1972 Section 13-3-31 and 13-3-32.



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on the ____ day of _____, 2025, the following Resolution:

**A RESOLUTION BY THE GULFPORT CITY COUNCIL TO
APPROVE MEMORANDUM OF UNDERSTANDING AMONG THE
HARRISON COUNTY DEVELOPMENT COMMISSION, THE CITY OF
GULFPORT, THE CITY OF BILOXI AND THE CITY OF RIONEGRO,
REPUBLIC OF COLUMBIA, AND FOR RELATED PURPOSES**

WHEREAS, the City of Rionegro (“Rionegro”), in the Republic of Columbia, has shown development interest and commitment to pursue business, cultural, science, education and tourism trade exchanges with the Harrison County Development Commission (“HCDC”), the City of Gulfport (“Gulfport”), and the City of Biloxi (“Biloxi”), as opportunities arise; and

WHEREAS, to solidify the common interests of HCDC, Gulfport, Biloxi, and Rionegro, each wish to reach certain understandings regarding their commitment to pursue positive opportunities among and between them as mutually favorable circumstances for such may arise; and

WHEREAS, attached hereto as Exhibit “A”, is a proposed Memorandum of Understanding among HCDC, Gulfport, Biloxi and Rionegro, to set forth and establish the understandings among the parties; and

WHEREAS, approval and execution of the said Memorandum of Understanding is believed to be in the best interest of the City of Gulfport.

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

Section 1. That the matters, facts, and things recited in the Preamble hereto are hereby adopted as the official findings of the Governing Authority.

Section 2. That the Memorandum of Understanding between the HCDC, Gulfport, Biloxi and Rionegro be and the same is hereby approved in substantially the same form as attached hereto as Exhibit “A” hereto; and the Mayor is hereby authorized to execute and deliver the same on behalf of the City of Gulfport.

Section 3. That this Resolution be, and it is hereby ordered to be spread on the minutes of the Governing Authority, and to be in full force and effect immediately upon its passage and enactment according to law.

The above and foregoing Resolution, after having been first reduced to writing and read by the Clerk, was introduced by Councilmember _____, seconded by Councilmember _____, and was adopted by the following roll call vote:

YEAS:

NAYS:

ABSENT:

WHEREUPON the President declared the motion carried and the Resolution adopted, this the ____ day of _____, 2025.

ATTEST:

ADOPTED:

Clerk of Council

President

The above and foregoing Resolution having been submitted to and approved by the Mayor, this the ____ day of _____, 2025.

APPROVED:

Mayor



MEMORANDUM OF UNDERSTANDING

FOR A SISTER CITY AGREEMENT BETWEEN THE CITIES OF BILOXI AND GULFPORT, MISSISSIPPI AND THE CITY OF RIONEGRO, ANTIOQUIA

Whereas the cities of Biloxi and Gulfport, Mississippi in the United States of and the city of Rionegro, Antioquia ("Rionegro") located in the Republic of Colombia share a mutual respect development interest and commitment to purpose business, cultural, science, aducation and tourism trade exchanges as opportunities arise, the respective parties have agreed to this Memorandum of Understanding (MOU).

1. **Purpose.** The purpose of this MOU is to provide a framework and set out various possible avenues through which the parties may pursue a mutually beneficial relationship going forward.
2. **Term.** This MOU is effective upon the day and date last signed and executed by the duly authorized representatives of the parties to this MOU, and the governing bodies of the parties' respective municipalities, and shall remain in full force and effect for a 5-year period, renewable by mutual consent for an equal period of time. This MOU is at-will and may be modified or terminated by mutual consent of authorized officials from the respective municipalities with 30 days written notice, which notice shall be delivered by hand or certified mail to the official address of each of the parties.
3. **Responsibilities.** All respective costs and expenses related to the efforts of the parties under this MOU, regardless of source or cause, will be the sole responsibility of the respective parties, unless otherwise agreed in advance in writing.
4. **General Provisions.** All parties agree in good faith, with the highest degree of cooperation and coordination as practicable and subject to applicable law, to continue developing relationships recently established in the pursuit of shared commerce, and to jointly pursue any and all opportunities of mutual interest in the fields of business, tourism, sports development, education, science and culture. Any party may request changes to this MOU and any changes, modifications, revisions or amendments to this MOU shall be incorporated by written instrument, and effective when signed by all parties of this MOU.

EXHIBIT
A



Alcaldía de Rionegro
Departamento de Antioquia



10. Signatures. In witness whereof, the parties to this MOU through their duly authorized representatives have executed this MOU on the days and dates set out below, and certify that they have read, understood, and agreed to the terms and conditions of this MOU as set forth herein.

Signed in the municipality of Rionegro, Antioquia, Colombia, on January 22, 2025.

Cities of Biloxi and Gulfport, MS. – United States of America

Hon. William (Bill) Lavers
Executive Director of the Harrison County Development Commission.

City of Rionegro, Antioquia - Colombia

Hon. Jorge Humberto Rivas Urrea
Mayor of Rionegro

Robinson Builes Gómez
Director of special projects office

Witness

Lisardo Murillo Arbeláez
Director of Agreements and International Cooperation- IDEA (Col)



A.M. Gilich, Jr.
Mayor of the City of Biloxi, Mississippi

Billy Hewes
Mayor of the City of Gulfport, Mississippi

COMPLETE
251093
PO#
Carrie Necaise
SIGNATURE

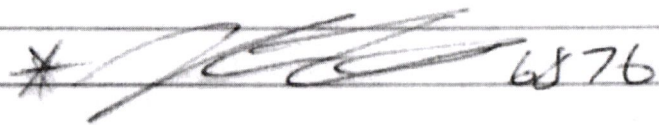
DATE MAR 21 2025

808900

Invoice

SOLD TO Earthing LLC	SHIP TO Code Enforcement
ADDRESS 61 Holly Circle	ADDRESS
CITY, STATE, ZIP Grt, Ms, 39501	CITY, STATE, ZIP

CUSTOMER ORDER NO.	SOLD BY	TERMS	F.O.B.	DATE
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ORDERED	SHIPPED	DESCRIPTION	PRICE	UNIT	AMOUNT
		091110-05-041.000			\$ 4,000 00
		816 26 th St			
				CASE# 15285	
				ITEM# 1	
				PO# 00251093	
		*  6576			
		15285#			

808899

Invoice

SOLD TO <i>Exthing 11C</i>	SHIP TO <i>Code Enforcement</i>
ADDRESS <i>61 Holly Circle</i>	ADDRESS
CITY, STATE, ZIP <i>Gpt Ms, 39501</i>	CITY, STATE, ZIP

CUSTOMER ORDER NO.	SOLD BY	TERMS	F.O.B.	DATE
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ORDERED	SHIPPED	DESCRIPTION	PRICE	UNIT	AMOUNT
		<i>0911C-01-180.000</i>			<i>\$500</i> <i>00</i>
		<i>540 East Railroad St</i>			
		<i>Clean and Cgt</i>			
		<i>Confidential</i>			
		<i>9386</i>			
					<i>CASE# 15093</i>
					<i>ITEM# 1</i>
					<i>PO# 00250960</i>