

HARRISON COUNTY

SAND BEACH DEPARTMENT

842 COMMERCE STREET • GULFPORT, MISSISSIPPI 39507
(228) 896-0055 • FAX (228) 896-0059



August 11, 2010

To: Board of Supervisors
From: Robert Weaver, Director
Re: CTA Comfort Station
Sand Beach near Rodenburg Avenue

Enclosed please find the Tidelands Lease application for the above referenced Comfort Station. Please note that this is the site that the Board appropriated funds due to the relocation from its original location near Porter Avenue.

I am recommending that the Board acknowledge receipt and forward a letter to the Secretary of State supporting said project.

If you should have any questions, please call.

ROBERT WEAVER
DIRECTOR OF SAND BEACH



POST OFFICE BOX 97
GULFPORT, MISSISSIPPI 39502-0097

STATE OF MISSISSIPPI
SECRETARY OF STATE
DELBERT HOSEMANN

TELEPHONE (228) 864-0254
FACSIMILE (228) 864-0325

August 3, 2010

Harrison County Board of Supervisors
Attention: President Connie Rockco
Post Office Drawer CC
Gulfport, MS, 39502

RECEIVED

AUG 09 2010

Supervisor, Dist. 5
cc BOS, Adm

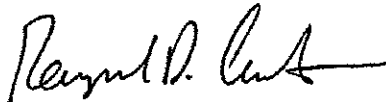
Re: Tidelands Lease Application
CTA Comfort Station
Sand Beach near Rodenberg Ave., Biloxi

President Rockco:

Pursuant to Section B, Paragraph 5 of the Memorandum of Understanding dated September 10, 2009; attached please find a copy of the Tidelands Lease Application made by the Coast Transit Authority for a footprint on the Sand Beach in order to construct a comfort station on the Sand Beach near Rodenberg Avenue in Biloxi.

Though we understand Bobby Weaver is aware of the project, please review the lease application and provide us the Board's thoughts, if any.

Please call me at your convenience should we need to discuss this application.


RAYMOND D. CARTER
Public Lands Attorney

enc.

cc: Gerald McWhorter (w/o enc.)

APPLICATION FOR STANDARD LEASE
OF PUBLIC TRUST TIDELANDS

SECRETARY OF STATE
Public Lands Division
Post Office Box 97
Gulfport MS 39502-0097
(228) 864-0254

No. _____

1. APPLICATION BY:

Individual Partnership Corporation Public Agency

Applicant's Name Coast Transit Authority - Kevin Coggin, Exec. Dir.

Address 333 DeBuys Road
Gulfport, MS 39507

Telephone (228) 896-8080 () _____
Business Other

2. APPLICANT'S ATTORNEY AND/OR AUTHORIZED AGENT (if any)

Name Eley Guild Hardy Architects, PA - John Stolarski, AIA

Address 1091 Tommy Munro Drive
Biloxi, MS 39532

Telephone (228) 594-2323

3. GEOGRAPHIC LOCATION OF SUBMERGED LAND: (Attach vicinity map - preferably a reproduction of appropriate portion of current United States Geological Survey Quadrangle Map)

Section _____ Township _____ Range _____ County Harrison

Nearest City/Community Biloxi, MS

Name of Waterbody Mississippi Sound on Sand Beach

Estimated area of project (square feet) +/- 2,000sf footprint

4. USE OF TIDELANDS:

<input type="checkbox"/>	Commercial	<input type="checkbox"/>	Private
<input type="checkbox"/>	Industrial	<input checked="" type="checkbox"/>	Public
<input type="checkbox"/>	Residential	<input type="checkbox"/>	Other (explain) _____
<input type="checkbox"/>	Recreational		_____

5. CONSTRUCTION OF PROPOSED IMPROVEMENTS:

<input checked="" type="checkbox"/>	New	<input type="checkbox"/>	Renovation/Expansion
<input type="checkbox"/>	Boat Slip	Length _____	Width _____ Depth _____
<input type="checkbox"/>	Marina	Length _____	Width _____ Depth _____
<input type="checkbox"/>	Wharf-Pier	Length _____	Width _____ Depth _____
<input type="checkbox"/>	Docking	Length _____	Width _____ Depth _____
<input checked="" type="checkbox"/>	Other (explain)	<u>Beachfront Comfort Station, to be built on</u>	

Sand Beach adjacent to the Harrison County Seawall south of the Rodenberg Ave./Hwy 90 intersection just off the parking area.

6. PROJECT SCHEDULE:

Proposed start date Estimated September 2010

Proposed completion date Estimated June 2011

Estimated cost of project \$1,450,000.00

7. **RIPARIAN OWNERSHIP:** (Attach true copy of evidence of title for upland riparian property or, if applicable, notarized assignment and assignor's evidence of title)

Upland Riparian Owner (if different from applicant):

Name N/A

Address N/A

N/A

Telephone () N/A () N/A
Business Other

8. **LOCATION OF RIPARIAN PROPERTY:**

Subdivision, Block and Lot Number N/A

Assessor's Parcel No. N/A Size (square feet) N/A

Zoning Classification N/A

Will tidelands project necessitate change in present upland zoning classification? N/A If yes, please list any rezoning change(s), indicating status of approval. _____

Improvements on upland riparian parcel (describe) N/A

Value of upland riparian parcel as listed on County Tax Assessor's roll N/A

9. DESCRIBE ALL ACTIVITIES TO BE CONDUCTED ON THE LEASED PROPERTY.

Serve the citizens of Harrison County as both a transit stop for
CTA bus service and as rest rooms for the adjacent beach.

If the property to be leased is to be used for any purpose other than single family residential property, attach two (2) prints of a survey prepared, signed and sealed by a person properly registered as a land surveyor by the Mississippi State Board of Registration for Professional Engineers and Land Surveyors with the following requirements:

- (1) Utilizing an appropriate scale on 8½" x 11" size paper, unless a larger size is necessary to provide sufficient clarity and detail;
- (2) Showing the line of mean high tide, if any;
- (3) Showing the location of shoreline and submerged vegetation, if any;
- (4) Showing the location of any proposed structures and all existing structures, if any;
- (5) Showing the applicant's or assignor's upland parcel property lines, if property to be leased abuts on property which is outside the public trust;
- (6) Showing the primary navigation channels or direction to the center of the affected waterbody; and
- (7) Including a legal description of area to be leased with State Plane coordinates of reference point.

If the property to be leased is to be used as a single family residential property, attach two (2) copies of dimensioned site plan drawing(s) with the following requirements:

- (1) Utilizing an appropriate scale on 8½" x 11" size paper;
- (2) Showing the approximate water's edge;
- (3) Showing the location of shoreline vegetation, if any;
- (4) Showing the location of the existing structures and proposed structures, if any;
- (5) Showing the applicant's upland parcel property lines, if property to be leased abuts on property which is outside the public trust;
- (6) Showing the primary navigation channels or direction to the center of the affected waterbody; and
- (7) Including a legal description of area to be leased.

10. LIST ALL APPROVALS OR CERTIFICATIONS RECEIVED OR APPLIED FOR FROM FEDERAL, STATE OR LOCAL AGENCIES FOR ANY STRUCTURES, CONSTRUCTION, OR OTHER ACTIVITIES DESCRIBED IN THIS APPLICATION.

<u>AGENCY</u>	<u>TYPE APPROVAL</u>	<u>APPLICATION NUMBER</u>	<u>APPROVAL DATE</u>
U.S. Army Corps of Engineers	N/A		
Dept. of Marine Resources	Pending	DMR-100385	TBD
Bureau of Pollution Control	N/A		
City/County	Building	N/A	TBD
Other	N/A		

Explanation, if applicable:

Will need Harrison County
Building Permit

NOTE: ANY OF THE APPROVALS OBTAINED MUST BE SUBMITTED AS AN ATTACHMENT TO THIS APPLICATION ALONG WITH DETAILED PLAN OR PLOT OF LEASED AREAS, VICINITY MAPS, OWNERSHIP MAPS, STRUCTURAL PLANS OR CONSTRUCTION BLUEPRINTS.

11. ATTACH SATISFACTORY EVIDENCE OF OCCUPANCY AND PAYMENT OF TAXES BY THE APPLICANT AND/OR HIS PREDECESSOR IN INTEREST PRIOR TO JULY 1, 1973, IF APPLICABLE, OR A STATEMENT ACKNOWLEDGING OCCUPANCY OF THE PROPERTY COMMENCED ON OR AFTER JULY 1, 1973. N/A

12. TERM OF LEASE:

Request the lease be granted for _____ years with the option to renew for _____ years upon expiration of the primary term.
Request the lease be granted for the maximum number of years allowed by law.

13. PUBLIC ACCESS

ALLOWED NOT ALLOWED

If public access is allowed, please describe extent of available public access and all barriers or hindrances thereto. _____

The facility has been designed for full public access, in compliance with all local building and ADA regulations.

If public access is not allowed, please state reasons for restriction. N/A

If the facility includes a marina, will at least 50% of berths be available for use by members of the general public at the same rates charged other customers and/or members?

Yes () No () N/A

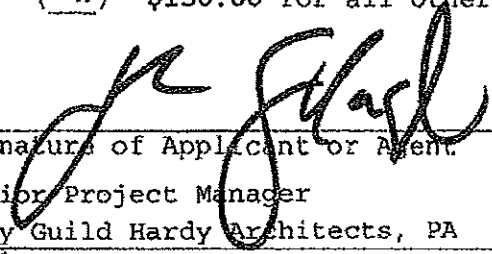
14. SIGNATURE AND CERTIFICATION:

All statements contained above and attached exhibits are true and correct to the best of my knowledge and belief. I agree to provide any additional data or information which may be required or requested by the Secretary of State's Office.

I enclose a non-refundable application processing fee in the amount of:

\$50.00 for single family residential use

\$150.00 for all other uses



Signature of Applicant or Agent

July 26, 2010

Date

Senior Project Manager
Eley Guild Hardy Architects, PA

Title

NOTES:

- 1.) FIELD SURVEY PERFORMED WITH A COMBINATION OF TOPCON GKS GPS RECEIVER AND TOPCON GPT-5003A ROBOTIC TOTAL STATION.
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SFC (2301 MS 67).
- 3.) THIS SURVEY HAS BEEN PREPARED BY INFORMATION PROVIDED BY CLIENT AND LIMITED RESEARCH IN COURTHOUSE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY MAY NOT SHOW ALL EASEMENTS AND OTHER RESTRICTIONS OF RECORD. SURVEYOR WILL BE MADE AVAILABLE TO ADD SUCH FEATURES TO THIS SURVEY IF A CURRENT TITLE REPORT OR ABSTRACT OF TITLE IS PROVIDED TO HIM BY PROPER AUTHORITY.
- 4.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
- 5.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.

MAG NAIL FOUND

EAST RIGHT-OF-WAY - RODENBERG AVENUE

POINT OF BEGINNING AT SOUTH EDGE OF EXISTING CONCRETE SIDEWALK STATE PLANE COORDINATES MS EAST NAD 83 IN FEET:
 NORTH- 324870.09
 EAST- 951473.52

LEASE PARCEL DESCRIPTION

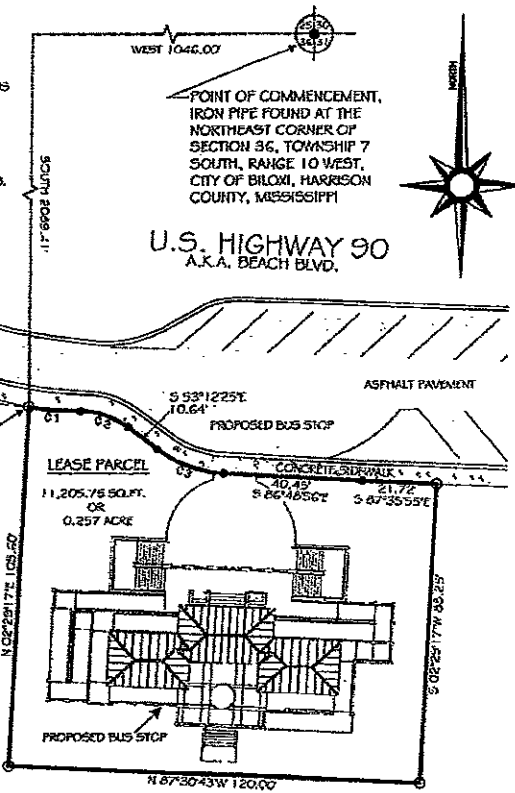
A PARCEL OF LAND SITUATED IN IRREGULAR SECTION 36, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF BILOXI, SECOND JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH EDGE OF THE EXISTING CONCRETE SIDEWALK ALONG THE SOUTH EDGE OF THE SERVICE DRIVE SOUTH OF U.S. HIGHWAY 90 WHICH IS 1046.00' WEST AND 2089.41' SOUTH OF AN IRON PIPE FOUND AT THE ESTABLISHED AND LOCALLY ACCEPTED NORTHEAST CORNER OF SAID SECTION 36, SAID POINT HAVING THE FOLLOWING COORDINATES (STATE PLANE, MS EAST/NAD 83 IN FEET): NORTH 324870.09, EAST 951473.52; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 88.35' AND AN ARC LENGTH OF 15.28' TO A POINT BEING S85°01'18"E 15.26'; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 23.00' AND AN ARC LENGTH OF 14.76', TO A POINT BEING S71°35'27"E 14.51'; THENCE S53°12'25"E 10.64'; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 36.00' AND AN ARC LENGTH OF 21.12', TO A POINT BEING S70°00'40"E 20.82'; THENCE S86°48'56"E 40.45'; THENCE S87°35'55"E 21.72'; THENCE S02°29'17"W 88.25'; THENCE N87°30'43"W 120.00'; THENCE N02°29'17"E 105.60' TO THE POINT OF BEGINNING, CONTAINING 11,205.75 SQUARE FEET OR 0.257 ACRE.

Curve	Radius	Tangent	Length	Chord	Chord Bear.
G1	88.35'	7.88'	15.28'	15.28'	S 85°01'18" E
G2	23.00'	7.84'	14.76'	14.61'	S 71°35'27" E
G3	36.00'	10.87'	21.12'	20.82'	S 70°00'40" E

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Clifford A. Crosby
 CLIFFORD A. CROSBY, P.L.S. DATE: 7/24/2010

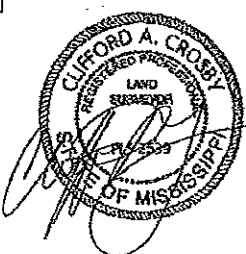


TAX PARCEL NO. 1210103-001.000
 CITY OF BILOXI SAND BEACHES

REFERENCE MATERIALS:
 1.) HARRISON COUNTY TAX MAPS


LEGEND:

- ⊗ --- IRON ROD FOUND
- --- IRON PIPE FOUND
- --- IRON ROD SET
- ⊕ --- SPIKE FOUND
- ⊕ --- SPIKE SET
- ⊗ --- CONCRETE MONUMENT FOUND
- ⊗ --- CONCRETE MONUMENT SET
- ⊕ --- LIGHTED KNOT FOUND
- APR --- AS PER SURVEY
- APR --- AS PER RECORD
- APP --- AS PER PLAT
- IRF --- IRON ROD FOUND
- IRS --- IRON ROD SET



THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE VE, BFE=21 ACCORDING TO MAP NUMBER 28047C0293G DATED JUNE 16, 2009

SURVEY CLASS - "B" FOR: ELEY GUILD HARDY ARCHITECTS, PA BEARINGS SHOWN HEREON ARE DERIVED BY: GPS OBSERVATION, STATE PLANE GRID, MS EAST, GRID NORTH

 <p>CROSBY SURVEYING PROFESSIONAL LAND SURVEYING 716 LIVE OAK DRIVE BILOXI, MISSISSIPPI 39532 PHONE: 228-234-1649 FAX: 228-594-9427 EMAIL: cliffordcrosby@cableone.net</p>	DATE OF FIELD SURVEY: DECEMBER 20, 2002 PARTY CHIEF: CAC INSTRUMENT MAN: CAC ROOMMAN: CAC DRAWN BY: CAC DRAWING NUMBER: 10059_lease_survey.dwg REVISED:
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