

**CITY OF BILOXI  
AGENDA ITEM  
FACT SHEET**

Item No.: 4 G

Council Meeting Date: November 5, 2024

**ITEM TITLE:** RESOLUTION

**INTRODUCED BY:** Mayor Andrew "FoFo" Gilich

**CONTACT PERSON:** E. Michael Leonard, CAO *ELC*

*Jerry Creel* Director of Community Development

**SUMMARY EXPLANATION:**

Resolution to grant Final Subdivision Plat approval for Petit Bois Townhomes Subdivision – a sixty-two (62) town home lot single family residential subdivision for property currently identified as a 0, 2678, 2684, & 2685 Rue Palafox.

Ward 5, Case No. 23-015-PC, Freddie Fountain

Resolution  Ordinance \_\_\_\_\_ Public Hearing \_\_\_\_\_ Routine Agenda \_\_\_\_\_

Exhibits for Review

Contract \_\_\_\_\_ Minutes \_\_\_\_\_ Plans/Maps \_\_\_\_\_ Deed \_\_\_\_\_ Lease \_\_\_\_\_

**Other (Specify):** application, letter requesting final plat, letter from engineering, final plat

**Submittal Authorization:** Council President \_\_\_\_\_ Mayor

**STAFF RECOMMENDATION:** Staff recommends approval

**COUNCIL ACTION:** Motion By: \_\_\_\_\_ Second By: \_\_\_\_\_

Vote:	Councilmember	Yes	No	AFR	ABST	Councilmember	Yes	No	AFR	ABST
	Lawrence	___	___	___	___	Tisdale	___	___	___	___
	Gines	___	___	___	___	Glavan	___	___	___	___
	Newman	___	___	___	___	Shoemaker	___	___	___	___
	McGilvary	___	___	___	___					

**ACTION TAKEN:**

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION TO GRANT FINAL SUBDIVISION PLAT APPROVAL FOR PETIT BOIS TOWNHOMES SUBDIVISION – A SIXTY-TWO (62) TOWNHOME LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION FOR PROPERTY CURRENTLY IDENTIFIED AS AN 0, 2678, 2684, & 2685 RUE PALAFOX**

WHEREAS, on Thursday, April 20, 2023, the Biloxi Planning Commission held a public hearing in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, 676 Dr. Martin Luther King, Jr. Boulevard, Biloxi, Mississippi, to hear Case No. 23-015-PC, PFP Properties, LLC (owner) and Freddie Fountain on behalf of Fountain & Associates (applicant), a request for consideration of a **Preliminary Subdivision Re-Plat** of lots 1, 3, 4 & 10 of Petit Bois Phase IV Subdivision and a **PD-R: Planned Development – Residential District Master Plan**; and

WHEREAS, on April 20, 2023, the Biloxi Planning Commission, upon careful reflection of the particulars of this case, voted 10-0-0, to recommend approval of the request for **Preliminary Subdivision Plat** approval, to authorize the establishment of sixty-two (62) residential lots for the construction of townhomes, for land presently comprising five and five one-hundredths (5.05) acres (more or less) in size, and currently identified as and identified as 0, 2678, 2684, & 2685 Rue Palafox (re: Tax Parcel Nos. 1110K-01-044.000, 1110K-01-044.001, 1110K-01-044.009, & 1110K-01-044.013); and

WHEREAS, the Biloxi City Council, after consideration of all facts presented, approved the **Preliminary Subdivision Plat**, via Certified Resolution No. 322-23 on May 16, 2023; and

WHEREAS, on October 30, 2024, the owner, PFP Properties, LLC (owner) and Freddie Fountain on behalf of Fountain & Associates (applicant), submitted a request for **Final Subdivision Plat** for a sixty-two (62) residential subdivision known as **Petit Bois Townhomes Subdivision**; and

WHEREAS, the submitted **Final Subdivision Plat**, containing sixty-two (62) lots has been found to conform to all appropriate platting requirements and procedures as set forth in the City of Biloxi Land Development Ordinance, and had been recommended for recording, and the City of Biloxi will not accept any infrastructure or utilities within the private property of this subdivision, as stated by the City of Biloxi's Engineering Department.

NOW, THEREFORE, BE IT RESOLVED, THAT THE CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, hereby accepts the recommendation of the City Engineering Department and approves the requested **Final Subdivision Plat** for this sixty-two (62) lot single-family residential subdivision submitted as **Petit Bois Townhomes Subdivision**, for land comprising of five and five one-hundredths (5.05) acres (more or less) in size presently identified as 0, 2678, 2684, & 2685 Rue Palafox (re: Tax Parcel Nos. 1110K-01-044.000, 1110K-01-044.001, 1110K-01-044.009, & 1110K-01-044.013), having determined that **Petit Bois Townhomes Subdivision**, as submitted, has been found to be in the best interests of the City of Biloxi, and having further determined said **Final Subdivision Plat**, containing sixty-two (62) lots has been found to conform to all appropriate platting requirements and procedures as set forth in the City of Biloxi Land Development Ordinance, and had been recommended for recording.

RESOLUTION NO. \_\_\_\_\_

RESOLUTION CALLING FOR A PUBLIC HEARING WITH RESPECT TO THE  
REQUEST FOR **FINAL SUBDIVISION PLAT** APPROVAL FOR **PETIT BOIS  
TOWNHOMES SUBDIVISION** – A SIXTY-TWO (62) TOWNHOME LOT SINGLE FAMILY  
RESIDENTIAL SUBDIVISION FOR PROPERTY CURRENTLY IDENTIFIED AS AN 0,  
2678, 2684, & 2685 RUE PALAFOX

WHEREAS, on Thursday, April 20, 2023, the Biloxi Planning Commission held a public hearing in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, 676 Dr. Martin Luther King, Jr. Boulevard, Biloxi, Mississippi, to hear Case No. 23-015-PC, PFP Properties, LLC (owner) and Freddie Fountain on behalf of Fountain & Associates (applicant), a request for consideration of a **Preliminary Subdivision Re-Plat** of lots 1, 3, 4 & 10 of Petit Bois Phase IV Subdivision and a **PD-R: Planned Development – Residential District Master Plan**; and

WHEREAS, on April 20, 2023, the Biloxi Planning Commission, upon careful reflection of the particulars of this case, voted 10-0-0, to recommend approval of the request for **Preliminary Subdivision Plat** approval, to authorize the establishment of sixty-two (62) residential lots for the construction of townhomes, for land presently comprising five and five one-hundredths (5.05) acres (more or less) in size, and currently identified as and identified as 0, 2678, 2684, & 2685 Rue Palafox (re: Tax Parcel Nos. 1110K-01-044.000, 1110K-01-044.001, 1110K-01-044.009, & 1110K-01-044.013); and

WHEREAS, the Biloxi City Council, after consideration of all facts presented, approved the **Preliminary Subdivision Plat**, via Certified Resolution No. 322-23 on May 16, 2023; and

WHEREAS, on October 30, 2024, the owner, PFP Properties, LLC (owner) and Freddie Fountain on behalf of Fountain & Associates (applicant), submitted a request for **Final Subdivision Plat** for a sixty-two (62) residential subdivision known as **Petit Bois Townhomes Subdivision**; and

WHEREAS, the submitted **Final Subdivision Plat**, containing sixty-two (62) lots has been found to conform to all appropriate platting requirements and procedures as set forth in the City of Biloxi Land Development Ordinance, and had been recommended for recording, and the City of Biloxi will not accept any infrastructure or utilities within the private property of this subdivision, as stated by the City of Biloxi's Engineering Department.

NOW, THEREFORE, BE IT RESOLVED, THAT THE CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, will conduct a public hearing in reference to Case No. 23-015-PC, PFP Properties, LLC (owner) and Freddie Fountain on behalf of Fountain & Associates (applicant) on a date to be set and in accordance with all requirements as prescribed by the City of Biloxi's Land Development Ordinance governing the conduct of public hearings.

..... B

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION TO DENY FINAL SUBDIVISION PLAT APPROVAL FOR PETIT BOIS TOWNHOMES SUBDIVISION – A SIXTY-TWO (62) TOWNHOME LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION FOR PROPERTY CURRENTLY IDENTIFIED AS AN 0, 2678, 2684, & 2685 RUE PALAFOX**

WHEREAS, on Thursday, April 20, 2023, the Biloxi Planning Commission held a public hearing in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, 676 Dr. Martin Luther King, Jr. Boulevard, Biloxi, Mississippi, to hear Case No. 23-015-PC, PFP Properties, LLC (owner) and Freddie Fountain on behalf of Fountain & Associates (applicant), a request for consideration of a **Preliminary Subdivision Re-Plat** of lots 1, 3, 4 & 10 of Petit Bois Phase IV Subdivision and a **PD-R: Planned Development – Residential District Master Plan**; and

WHEREAS, on April 20, 2023, the Biloxi Planning Commission, upon careful reflection of the particulars of this case, voted 10-0-0, to recommend approval of the request for **Preliminary Subdivision Plat** approval, to authorize the establishment of sixty-two (62) residential lots for the construction of townhomes, for land presently comprising five and five one-hundredths (5.05) acres (more or less) in size, and currently identified as and identified as 0, 2678, 2684, & 2685 Rue Palafox (re: Tax Parcel Nos. 1110K-01-044.000, 1110K-01-044.001, 1110K-01-044.009, & 1110K-01-044.013); and

WHEREAS, the Biloxi City Council, after consideration of all facts presented, approved the **Preliminary Subdivision Plat**, via Certified Resolution No. 322-23 on May 16, 2023; and

WHEREAS, on October 30, 2024, the owner, PFP Properties, LLC (owner) and Freddie Fountain on behalf of Fountain & Associates (applicant), submitted a request for **Final Subdivision Plat** for a sixty-two (62) residential subdivision known as **Petit Bois Townhomes Subdivision**; and

WHEREAS, the submitted **Final Subdivision Plat**, containing sixty-two (62) lots has been found to conform to all appropriate platting requirements and procedures as set forth in the City of Biloxi Land Development Ordinance, and had been recommended for recording, and the City of Biloxi will not accept any infrastructure or utilities within the private property of this subdivision, as stated by the City of Biloxi's Engineering Department.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, that having given this request full consideration, hereby rejects and denies the requested **Final Subdivision Plat** for this sixty-two (62) lot single-family residential subdivision submitted as **Petit Bois Townhomes Subdivision**, for land comprising of five and five one-hundredths (5.05) acres (more or less) in size presently identified as an 0, 2678, 2684, & 2685 Rue Palafox (re: Tax Parcel Nos. 1110K-01-044.000, 1110K-01-044.001, 1110K-01-044.009, & 1110K-01-044.013), having determined that **Petit Bois Townhomes Subdivision**, Case No. 23-015-PC, PFP Properties, LLC (owner) and Freddie Fountain on behalf of Fountain & Associates (applicant), based upon a determination that this subdivision is not in full compliance with all requirements of the Land Development Ordinance, as requested for final acceptance and recording of said plat.



**APPLICATION FOR FINAL PLAT**  
 Community Development Department  
 Planning Division  
**Mailing Address: P.O. Box 508, Biloxi, MS 39530**  
 Office Location: 676 Dr. MLK Blvd.,  
 Planning (228) 435-6266 Fax (228) 435-6188

Case No.     -    -    

10/30/24  
Date Submitted

5  
Ward Number

Tax Parcel Number(s):

1110K-01-044.001 1110K-01-044.001  
1110K-01-044.009 1110K-01-044.013 1110K-01-044.011

          -    -    -    

Petit Bois Townhomes Subdivision  
Name of Subdivision

62  
Number of lots in Subdivision

Is this a phased subdivision?  Yes  No

Phase (if applicable)                      No. of lots in this phase                     

Letter of Approval from City Engineer Attached.  Yes  No

Maintenance Bond (if applicable)  Yes  No

Copy proposed Final Plat attached.  Yes  No

PFP Properties, LLC

Freddie Fountain w/Fountain & Associates, LLC

Name of Rightful Owner

Name of Applicant

929 Washington Avenue

13334 Seaway Road, Ste. 202

Mailing Address (If different)

Mailing Address (If different)

Ocean Springs, MS, 39564

Gulfport, MS, 39503

City, State and Zip Code

City, State and Zip Code

( ) (601) 291-9588

( ) (228) 574-3659

Home Phone Office Phone

Home Phone Office Phone

( ) erich@nicholswrigley.com

( ) freddie@fountainllc.com

Fax Number e-mail address

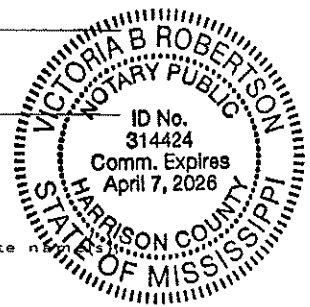
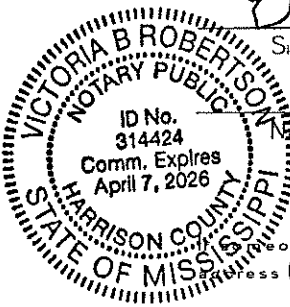
Fax Number e-mail address

*Erich Wrigley*  
Signature of Rightful Owner

*Freddie Fountain*  
Signature of Applicant

*Victoria B. Robertson*  
Notary Signature (Seal)

*Victoria B. Robertson*  
Notary Signature (Seal)



If anyone other than the applicant needs to be notified concerning this case, please note name, address (es), phone numbers and e-mail address (es) below:

\_\_\_\_\_  
 \_\_\_\_\_

**Office Use Only**

DATE RECEIVED: \_\_\_\_\_ PRELIMINARY SUBDIVISION CASE NO.: 23-015-PC  
 FEE RECEIVED: \_\_\_\_\_ RECEIPT NUMBER: \_\_\_\_\_  
 PLAT REVIEWED BY: \_\_\_\_\_ CITY COUNCIL AGENDA DATE: \_\_\_\_\_



**FA** | **FOUNTAIN &  
ASSOCIATES**  
**CIVIL AND COMMERCIAL DESIGN**

October 30, 2024

Jerry Creel  
Community Development  
City of Biloxi  
676 Dr. Martin Luther King Jr. Blvd.  
Biloxi, MS 39530

RE:       **Application for Final Plat  
Petit Bois Townhomes Subdivision  
2689 Rue Palafox**

Mr. Creel:

The above referenced development has been completed. This development per the agreement between the City Attorney and my Client will have private utilities for a minimum of 36 months after the last unit receives its Certificate of Occupancy. At that time, the Developer can request that the City takes on the infrastructure for routine maintenance. We are hereby requesting approval of the Final Plat for this subdivision.

If you have any questions, please call me at 228-861-5209.

Sincerely,



Freddie Fountain

**Engineering Department**  
Christy LeBatard, P.E., Director



214-A Delauney Street  
P. O. Box 429  
Biloxi, Mississippi 39533  
Office: 228.435.6269  
Fax: 228.435.6179  
[www.biloxi.ms.us](http://www.biloxi.ms.us)

Memorandum

To: Jerry Creel  
Community Development Director

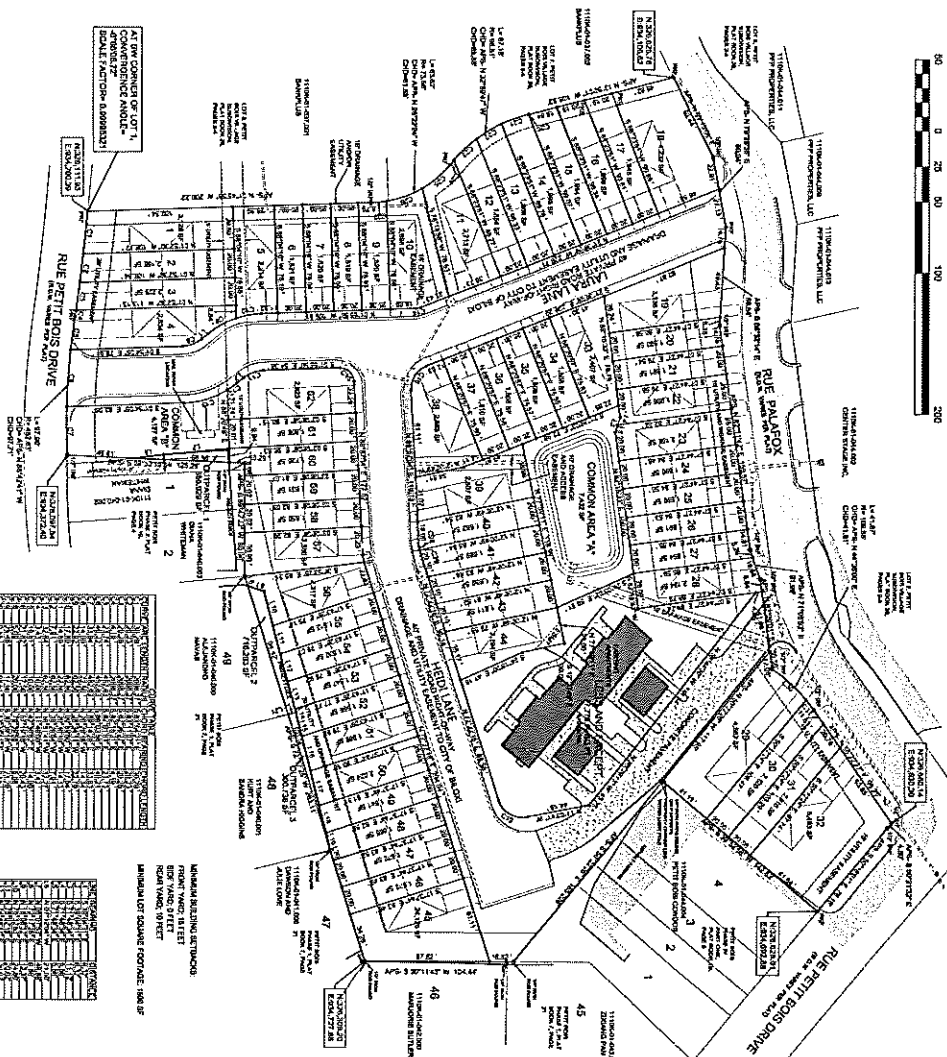
From: Christy LeBatard, P.E. *CL*  
Director of Engineering

Re: Petit Bois Townhomes – Final Plat

Date: October 30, 2024

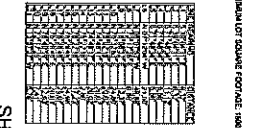
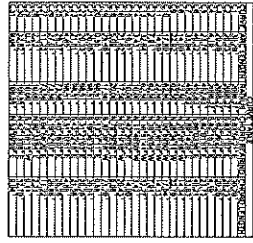
The final plat for Petit Bois Townhomes has been reviewed. The owner will be keeping all utilities and roadway for a period of three years with the option to ask the city to assume maintenance after that time period. Since the city is not accepting utilities and roadways at this time neither a Public Improvements Bond nor a Maintenance Bond are required. At this time the Engineering Department has no issues with final plat being placed on City Council for approval.

cc: File



**REFERENCE MATERIALS:**  
 1. DEED RECORDS OF THE COUNTY OF HARRISON, MISSISSIPPI  
 2. COUNTY TAX MAPS  
 3. COUNTY OF HARRISON, MISSISSIPPI  
 4. TITLE WORK PROVIDED BY CLIENT

**FLOOD ZONE NOTE:**  
 1. FLOOD ZONE MAPS  
 2. THE PROPERTY IS LOCATED IN A FLOOD ZONE AS SHOWN ON THE FLOOD ZONE MAPS AND ACCORDING TO THE NUMBER OF FEET ABOVE THE FLOOD ZONE MAPS.



SHEET 1 OF 2

# PETIT BOIS TOWNHOMES SUBDIVISION

BEING A TOWNHOME DEVELOPMENT SITUATED IN LOTS 1 AND 10, PETIT BOIS VILLAGE SUBDIVISION, CITY OF BILOXI, SECOND JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI



**NOTICE:**

1. THE TOWNHOME DEVELOPMENT IS SITUATED IN LOTS 1 AND 10, PETIT BOIS VILLAGE SUBDIVISION, CITY OF BILOXI, SECOND JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. THE TOWNHOME DEVELOPMENT IS SITUATED IN LOTS 1 AND 10, PETIT BOIS VILLAGE SUBDIVISION, CITY OF BILOXI, SECOND JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. THE TOWNHOME DEVELOPMENT IS SITUATED IN LOTS 1 AND 10, PETIT BOIS VILLAGE SUBDIVISION, CITY OF BILOXI, SECOND JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

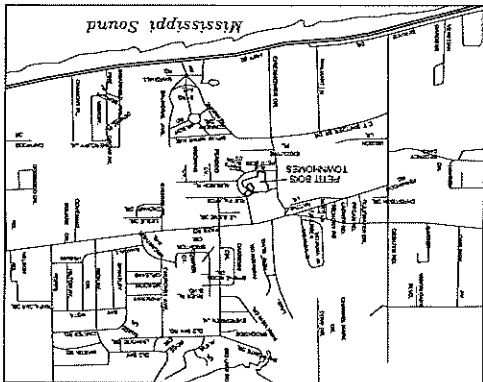
**OVERALL DESCRIPTION:**

1. THE TOWNHOME DEVELOPMENT IS SITUATED IN LOTS 1 AND 10, PETIT BOIS VILLAGE SUBDIVISION, CITY OF BILOXI, SECOND JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. THE TOWNHOME DEVELOPMENT IS SITUATED IN LOTS 1 AND 10, PETIT BOIS VILLAGE SUBDIVISION, CITY OF BILOXI, SECOND JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. THE TOWNHOME DEVELOPMENT IS SITUATED IN LOTS 1 AND 10, PETIT BOIS VILLAGE SUBDIVISION, CITY OF BILOXI, SECOND JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

**CROSBY SURVEYING**  
 PROFESSIONAL LAND SURVEYING  
 1700 BROADWAY, SUITE 200  
 BILOXI, MISSISSIPPI 39202  
 PHONE: 228-234-1400  
 EMAIL: crosby@crobsysurvey.com

# PETIT BOIS TOWNHOMES SUBDIVISION

BEING A TOWNHOME DEVELOPMENT  
SITUATED IN LOTS 1 AND 10, PETIT BOIS  
VILLAGE SUBDIVISION, CITY OF BILOXI,  
SECOND JUDICIAL DISTRICT OF  
HARRISON COUNTY, MISSISSIPPI



VICINITY MAP  
NOT TO SCALE

OWNERS CERTIFICATE AND DEDICATION  
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF RECORD OF THE  
LAND SHOWN ON THIS PLAN AND DECLARES THIS TO BE A CORRECT MAP OF  
PETIT BOIS TOWNHOMES SUBDIVISION AND THAT SAID OWNER HEREBY DEDICATES  
THE EASEMENTS INTO THE CITY OF BILOXI, SECOND JUDICIAL DISTRICT OF  
HARRISON COUNTY FOR PUBLIC USE FOREVER.

WITNESS MY SIGNATURE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_  
FFP PROPERTIES, LLC BY ITS MANAGING MEMBER ERIC NICHOLS

BY: ERIC NICHOLS  
MANAGING MEMBER

SURVEYOR'S CERTIFICATE  
I, CURTORD A. CROSBY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN AND FOR  
THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING PLAN AND  
DESCRIPTION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND  
BELIEF.  
WITNESS MY SIGNATURE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_  
CURTORD A. CROSBY, P.L.S. NO. 2533

STATE OF MISSISSIPPI COUNTY OF HARRISON  
PERSONALLY appeared before me, the undersigned authority in and for the said  
county and state on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
that he is a managing member of FFP PROPERTIES, LLC, a limited liability  
company, and that he is on behalf of said limited liability company, and as  
the act and deed of said company, he executed and delivered the above and  
foregoing instrument, after first having been duly authorized by said limited  
liability company so to do.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

CERTIFICATE OF COMPARISON  
WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE HAVE COMPARED  
THIS DUPLICATE PLAT OF PETIT BOIS TOWNHOMES SUBDIVISION  
WITH THE ORIGINAL PLAT HEREOF AND FIND THE SAME TO BE AN  
EXACT COPY THEREOF.  
WITNESS OUR SIGNATURES ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_  
DEPUTY CLERK  
CURTORD A. CROSBY, P.L.S. NO. 2533

CERTIFICATE OF APPROVAL AND ACCEPTANCE  
THIS SUBDIVISION PLAN HAS BEEN SUBMITTED TO AND APPROVED BY THE MAYOR AND CITY COUNCIL OF  
THE CITY OF BILOXI, MISSISSIPPI, BY ORDER FULLY ADOPTED ON \_\_\_\_\_ AND  
ENTERED IN THE OFFICIAL MINUTES OF THE CITY OF BILOXI IN WATFIRE BOOK \_\_\_\_\_ ON PAGE \_\_\_\_\_

BY: \_\_\_\_\_  
MAYOR  
PRESIDENT OF CITY COUNCIL  
BY: \_\_\_\_\_  
MUNICIPAL CLERK

DATE OF EXECUTION \_\_\_\_\_  
DATE OF EXECUTION \_\_\_\_\_

RECORDING CERTIFICATE  
FILED AND RECORDED IN DUPLICATE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_ IN THE RECORD OF PLATS OF HARRISON COUNTY, MISSISSIPPI IN  
PLAT BOOK \_\_\_\_\_ ON PAGE \_\_\_\_\_

CERTIFICATE OF FINAL PLAT APPROVAL  
ALL REQUIREMENTS OF THE BILOXI SUBDIVISION RULES AND REGULATIONS RELATIVE TO THE PREPARATION AND  
SUBMISSION OF A FINAL SUBDIVISION PLAN HAVING BEEN FULLY MET, APPROVAL OF THIS PLAN IS HEREBY  
GRANTED, SUBJECT TO FURTHER PROVISIONS OF THE SAID RULES AND REGULATIONS.

BILOXI PLANNING COMMISSION  
BY: \_\_\_\_\_  
COMMUNITY DEVELOPMENT DIRECTOR

DATE OF EXECUTION \_\_\_\_\_  
DATE OF EXECUTION \_\_\_\_\_

CROSBY SURVEYING  
PROFESSIONAL LAND SURVEYING  
11815 OAK DRIVE  
BILOXI, MISSISSIPPI 39202  
PHONE: 228-274-1543  
EMAIL: crosby@csurvey.com

