

**CITY OF BILOXI  
AGENDA ITEM  
FACT SHEET**

Item No.: 4A

Council Meeting Date: June 16, 2026

**ITEM TITLE:** RESOLUTION

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

**CONTACT PERSON:** Rick Weaver, CAO

Jerry Creech *JCC* Director of Community Development

**SUMMARY EXPLANATION:**

Resolution granting Conditional Use approval to authorize an existing single-family residence to be utilized as a Short-Term Rental upon property situated in a RM-20 Medium-Density Multi-Family zone, and identified as 120 Keller Avenue.

Ward 1, Jeri Catus, 26-029-PC

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

Exhibits for Review

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

Other (Specify): application, case fact sheet

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
	Gray	___	___	___	___	Tisdale	___	___	___	___
	Marshall	___	___	___	___	Glavan	___	___	___	___
	Nail	___	___	___	___	Shoemaker	___	___	___	___
	Creef	___	___	___	___					

**ACTION TAKEN:**

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

RESOLUTION GRANTING **CONDITIONAL USE** APPROVAL TO AUTHORIZE AN EXISTING SINGLE-FAMILY RESIDENCE TO BE UTILIZED AS A **SHORT-TERM RENTAL** UPON PROPERTY SITUATED IN A **RM-20 MEDIUM-DENSITY MULTI-FAMILY ZONE** AND IDENTIFIED AS 120 KELLER AVENUE

WHEREAS, on Thursday, May 21, 2026, 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. 26-029-PC, Alvin & Ronald Baker (owners) and Jeri Catus (applicant), a request for **Conditional Use** approval for the property identified as 120 Keller Avenue; and

WHEREAS, the Planning Commission members were apprised of the particulars of this case, being made cognizant of the fact that the owner/applicant had submitted a request for **Conditional Use** approval to authorize an existing single-family residence, situated on a parcel of land measuring approximately 72' x 270', to be utilized as a Short-Term Rental. The property is located within an **RM-20 Medium-Density Multi-Family Residential** zoning district and is identified by the municipal address 120 Keller Avenue (Tax Parcel No. 1410J-04-020.000); and

WHEREAS, it was determined that this **Conditional Use** request meets all of the standards, as follows:

- a. The **Conditional Use** complies with all applicable zoning district standards;
- b. The **Conditional Use** complies with all Use-Specific Standards;
- c. The **Conditional Use** is compatible with the character of the surrounding lands and the uses permitted in the zoning district(s) of surrounding lands;
- d. The **Conditional Use** avoids significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;

- e. The **Conditional Use** is configured and designed to screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands;
- f. The **Conditional Use** avoids significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources;
- g. The **Conditional Use** maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;
- h. The **Conditional Use** allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district; and
- i. The **Conditional Use** complies with all other relevant city, state, and federal laws and regulations; and

WHEREAS, on May 21, 2026, the Biloxi Planning Commission, upon reflection of the information related by the applicant at the public hearing, voted (11-0-0) to recommend approval of the requested **Conditional Use** approval to authorize an existing single-family residence, situated on a parcel of land measuring approximately 72' x 270', to be utilized as a Short-Term Rental. The property is located within an **RM-20 Medium-Density Multi-Family Residential** zoning district and is identified by the municipal address 120 Keller Avenue (Tax Parcel No. 1410J-04-020.000), having determined that the proposed **Conditional Use** had been found to be in compliance with the Land Development Ordinance, and finding also that the use promotes the public interest at this location; that the use has been designed, located and proposed to be operated so that the public health, safety and welfare will be protected; that said use will not cause substantial injury to other properties in the neighborhood in which located; and that the use proposed conforms to all zoning district regulations of the **RM-20 Medium-Density Multi-Family Residential** zoning district; and

WHEREAS, the Biloxi City Council, after consideration of all facts presented, hereby adopts the report and findings of the Biloxi Planning Commission, and in so doing, determines that approval of the requested **Conditional Use** is appropriate for the property identified as 120 Keller

Avenue.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, THAT this requested **Conditional Use** approval to authorize an existing single-family residence, situated on a parcel of land measuring approximately 72' x 270', to be utilized as a Short-Term Rental. The property is located within an **RM-20 Medium-Density Multi-Family Residential** zoning district and is identified by the municipal address 120 Keller Avenue (Tax Parcel No. 1410J-04-020.000), as addressed within Case No. 26-029-PC, Alvin & Ronald Baker (owners) and Jeri Catus (applicant), is appropriate, having determined that the proposed use has been found to be in compliance with the Land Development Ordinance, and finding also that the **Short-Term Rental**, as presented, promotes the public interest at this location; that the use has been designed, located and proposed to be operated so that the public health, safety and welfare will be protected; that said use will not cause substantial injury to other properties in the neighborhood in which located; and that this **Conditional Use** conforms to all zoning regulations, as required to proceed with the establishment of this use at these locations.

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

RESOLUTION CALLING FOR A PUBLIC HEARING WITH RESPECT TO A REQUEST FOR A **CONDITIONAL USE** APPROVAL TO AUTHORIZE AN EXISTING SINGLE-FAMILY RESIDENCE TO BE UTILIZED AS A **SHORT-TERM RENTAL** UPON PROPERTY SITUATED IN A **RM-20 MEDIUM-DENSITY MULTI-FAMILY ZONE** AND IDENTIFIED AS 120 KELLER AVENUE

WHEREAS, on Thursday, May 21, 2026, 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. 26-029-PC, Alvin & Ronald Baker (owners) and Jeri Catus (applicant), a request for **Conditional Use** approval for the property identified as 120 Keller Avenue; and

WHEREAS, the Planning Commission members were apprised of the particulars of this case, being made cognizant of the fact that the owner/applicant had submitted a request for **Conditional Use** approval to authorize an existing single-family residence, situated on a parcel of land measuring approximately 72' x 270', to be utilized as a Short-Term Rental. The property is located within an **RM-20 Medium-Density Multi-Family Residential** zoning district and is identified by the municipal address 120 Keller Avenue (Tax Parcel No. 1410J-04-020.000); and

WHEREAS, it was determined that this **Conditional Use** request meets all of the standards, as follows:

- a. The **Conditional Use** complies with all applicable zoning district standards;
- b. The **Conditional Use** complies with all Use-Specific Standards;
- c. The **Conditional Use** is compatible with the character of the surrounding lands and the uses permitted in the zoning district(s) of surrounding lands;
- d. The **Conditional Use** avoids significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;

- e. The **Conditional Use** is configured and designed to screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands;
- f. The **Conditional Use** avoids significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources;
- g. The **Conditional Use** maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;
- h. The **Conditional Use** allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district; and
- i. The **Conditional Use** complies with all other relevant city, state, and federal laws and regulations; and

WHEREAS, on May 21, 2026, the Biloxi Planning Commission, upon reflection of the information related by the applicant at the public hearing, voted (11-0-0) to recommend approval of the requested **Conditional Use** approval to authorize an existing single-family residence, situated on a parcel of land measuring approximately 72' x 270', to be utilized as a Short-Term Rental. The property is located within an **RM-20 Medium-Density Multi-Family Residential** zoning district and is identified by the municipal address 120 Keller Avenue (Tax Parcel No. 1410J-04-020.000), having determined that the proposed **Conditional Use** had been found to be in compliance with the Land Development Ordinance, and finding also that the use promotes the public interest at this location; that the use has been designed, located and proposed to be operated so that the public health, safety and welfare will be protected; that said use will not cause substantial injury to other properties in the neighborhood in which located; and that the use proposed conforms to all zoning district regulations of the **RM-20 Medium-Density Multi-Family Residential** zoning district; and

WHEREAS, the City Council of the City of Biloxi, Mississippi, having given the Planning Commission's recommendation full consideration, has determined that this is a matter of general public concern, and being so, it is in the best interest of the community that a second public hearing

be conducted on this matter before the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, THAT an additional public hearing will be conducted by the City Council in reference to Case No. 26-029-PC, Alvin & Ronald Baker (owners) and Jeri Catus (applicant), on a date to be set and in accordance with all requirements of Section 23-2-3 (F) of the City of Biloxi Land Development Ordinance governing the conduct of public hearings.

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

RESOLUTION TO DENY **CONDITIONAL USE** APPROVAL TO AUTHORIZE AN EXISTING SINGLE-FAMILY RESIDENCE TO BE UTILIZED AS A **SHORT-TERM RENTAL** UPON PROPERTY SITUATED IN A **RM-20 MEDIUM-DENSITY MULTI-FAMILY ZONE** AND IDENTIFIED AS 120 KELLER AVENUE

WHEREAS, on Thursday, May 21, 2026, 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. 26-029-PC, Alvin & Ronald Baker (owners) and Jeri Catus (applicant), a request for **Conditional Use** approval for the property identified as 120 Keller Avenue; and

WHEREAS, the Planning Commission members were apprised of the particulars of this case, being made cognizant of the fact that the owner/applicant had submitted a request for **Conditional Use** approval to authorize an existing single-family residence, situated on a parcel of land measuring approximately 72' x 270', to be utilized as a Short-Term Rental. The property is located within an **RM-20 Medium-Density Multi-Family Residential** zoning district and is identified by the municipal address 120 Keller Avenue (Tax Parcel No. 1410J-04-020.000); and

WHEREAS, it was determined that this **Conditional Use** request meets all of the standards, as follows:

- a. The **Conditional Use** complies with all applicable zoning district standards;
- b. The **Conditional Use** complies with all Use-Specific Standards;
- c. The **Conditional Use** is compatible with the character of the surrounding lands and the uses permitted in the zoning district(s) of surrounding lands;
- d. The **Conditional Use** avoids significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;

- e. The **Conditional Use** is configured and designed to screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands;
- f. The **Conditional Use** avoids significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources;
- g. The **Conditional Use** maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;
- h. The **Conditional Use** allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district; and
- i. The **Conditional Use** complies with all other relevant city, state, and federal laws and regulations; and

WHEREAS, on May 21, 2026, the Biloxi Planning Commission, upon reflection of the information related by the applicant at the public hearing, voted (11-0-0) to recommend approval of the requested **Conditional Use** approval to authorize an existing single-family residence, situated on a parcel of land measuring approximately 72' x 270', to be utilized as a Short-Term Rental. The property is located within an **RM-20 Medium-Density Multi-Family Residential** zoning district and is identified by the municipal address 120 Keller Avenue (Tax Parcel No. 1410J-04-020.000), having determined that the proposed **Conditional Use** had been found to be in compliance with the Land Development Ordinance, and finding also that the use promotes the public interest at this location; that the use has been designed, located and proposed to be operated so that the public health, safety and welfare will be protected; that said use will not cause substantial injury to other properties in the neighborhood in which located; and that the use proposed conforms to all zoning district regulations of the **RM-20 Medium-Density Multi-Family Residential** zoning district; and

WHEREAS, the City Council, having given the Biloxi Planning Commission's recommendation serious thought, has determined that this **Conditional Use**, as presented, is not appropriate as submitted for the property suggested.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, THAT having given the Planning Commission's recommendation full consideration, hereby rejects said recommendation and hereby denies the requested **Conditional Use** for the property identified as 120 Keller Avenue, Case No. 26-029-PC, Alvin & Ronald Baker (owners) and Jeri Catus (applicant), based upon a determination that

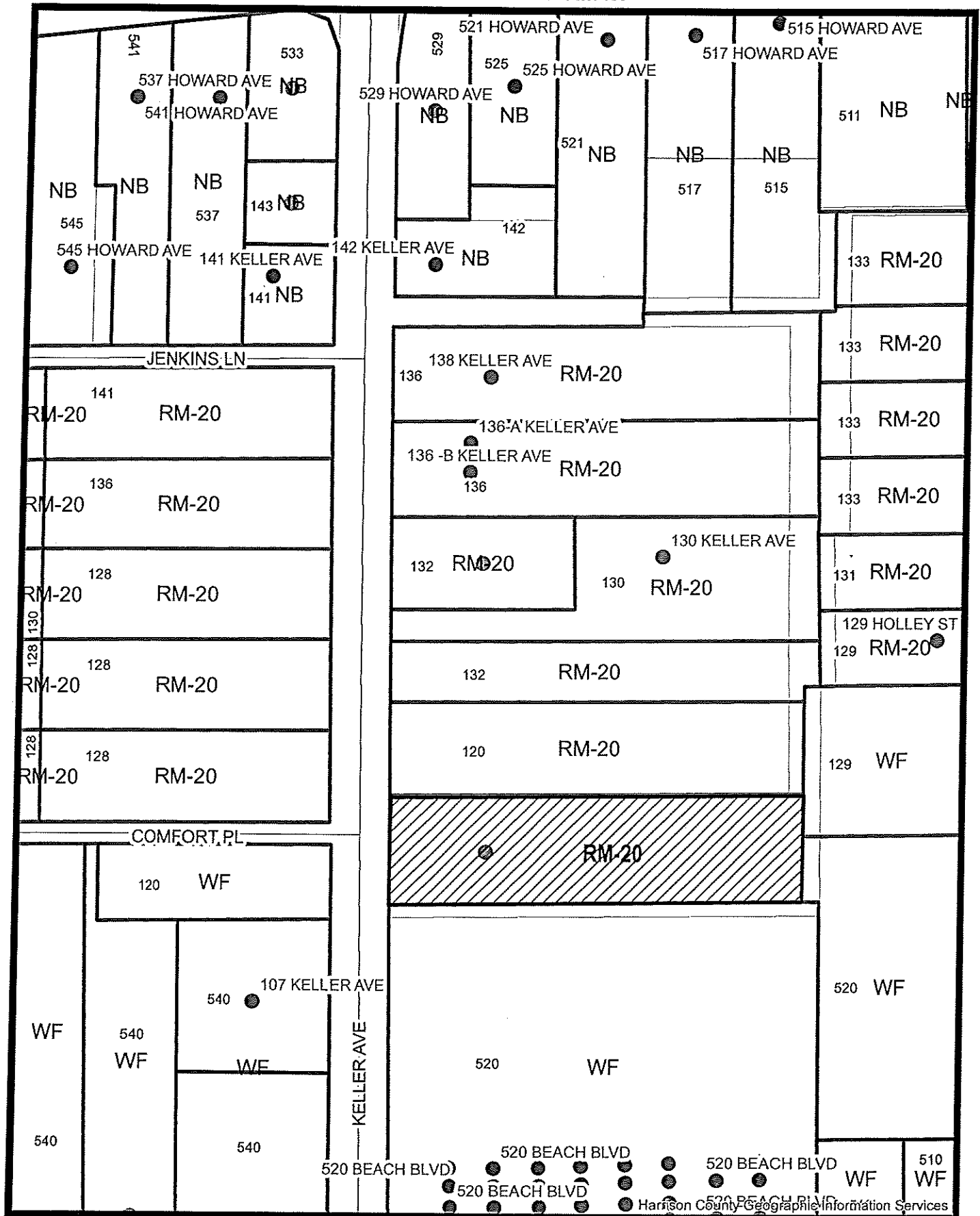
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Case No. 26-029-PC  
 Alvin & Ronald Baker/Jeri Catus  
 120 Keller Ave  
 Conditional Use-STR in RM-20



Scheduled for  
May 21, 2026  
PC Meeting

Alvin & Ronald Baker (owners) Jeri Catus (applicant)  
Case No. **26-029-PC**  
**Conditional Use**  
**Short-Term Rental**



**Planning Commission**  
**Case Fact Sheet**

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<b>Case No.:</b>	26-029-PC
<b>Name of Owners:</b>	Alvin & Ronald Baker (owners)
<b>Name of Applicant:</b>	Jeri Catus (applicant)
<b>Address of Property:</b>	120 Keller Avenue
<b>Tax Parcel/Ward:</b>	1410J-04-020.000/Ward 1

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<b>Request:</b>	<b>Conditional Use</b>
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<b>Purpose of Request:</b>	To consider an application requesting <b>Conditional Use</b> approval to authorize an existing single-family residence to be used as a <b>Short-Term Rental</b> , for property identified by municipal addresses 120 Keller Avenue (Tax Parcel No.1410J-04-020.000).
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<b>Size of Properties:</b>	72' X 270' (more or less)
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<b>Present Zoning:</b>	<b>RM-20 Medium-Density Multi-Family</b>
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<b>Flood Zone:</b>	AE-18/CAZ
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<b>Present Use:</b>	Single-Family Residence
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<b>Most Nearly Bounded By (streets):</b>	Situated to the North of Beach Boulevard; to the South of Howard Avenue; to the West of Holley Street; and to the East of and fronting Keller Avenue.
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<b>Adverse Influences:</b>	Care must be exercised before granting <b>Conditional Use</b> approval to ensure that the objectives of the City regulations are fully followed and that adjoining residential properties are protected.
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<b>Positive Influences:</b>	The requested <b>Conditional Use</b> would allow the applicants to offer a Single-Family Residence for rental periods of less than 30 days.
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**Letters or  
Concerns stated:**

The Planning Division Office has not received any letters or other written communications relative to this case, as of May 14, 2026.

**Comments/  
Recommendations:**

Alvin & Ronald Baker (owners) and Jeri Catus (applicant) have submitted an application requesting **Conditional Use** approval to authorize an existing single-family residence, situated on a parcel of land measuring approximately 72' x 270', to be utilized as a Short-Term Rental. The property is located within an **RM-20 Medium-Density Multi-Family Residential** zoning district and is identified by the municipal address 120 Keller Avenue (Tax Parcel No. 1410J-04-020.000).

It should be noted that all Short-Term Rentals in the City of Biloxi are subject to specific regulations, as provided by City Ordinance. Should this Single-Family Residence be recommended for approval as a Short-Term Rental, all city regulations involved must be fully addressed.

It should be further noted that a **Conditional Use** can only be approved upon finding that all of the following standards are met:

- a. The Conditional Use complies with all applicable zoning district standards;
- b. The Conditional Use complies with all Use-Specific Standards;
- c. The Conditional Use is compatible with the character of surrounding lands and the uses permitted in the zoning district(s) of surrounding lands;
- d. The Conditional Use avoids significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;

- e. The Conditional Use is configured and designed to screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands;
- f. The Conditional Use avoids significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources;
- g. The Conditional Use maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;
- h. The Conditional Use allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district; and
- i. The Conditional Use complies with all other relevant city, state and federal laws and regulations.

**Options:**

1. Recommend approval of this request for **Conditional Use**, finding that the proposed use serves the public interest at this location; that it has been designed, located, and is proposed to be operated in a manner that protects the public health, safety, and welfare; and that it should not cause substantial injury to other properties within the surrounding neighborhood.
2. Recommend denial of this request for **Conditional Use**, as presented, having determined that the proposed use does not promote the public interest at this location and has not been found to meet all applicable Zoning District Regulations, as outlined in the Land Development Ordinance.



**Planning Commission Application**  
 City of Biloxi Planning Division  
 Mailing Address: P.O. Box 508, Biloxi, MS 39533

Office Location: 676 Dr. MLK Blvd.,  
 Building (228) 435-6270 Planning (228) 435-6266 Fax (228) 435-6188  
 Case No. 26-029-PC

To Be Completed by Owner/Applicant Date: 03/03/2026  
 Name of Rightful Owner(s): Alvin Baker & Ronald Baker Name of Applicant: (if different than Owner) Jeri Catus 718-749-4478

Property Address: 120 Keller Ave, Biloxi Ms 39530 Ward Number 1

Tax Parcel Identification Number(s):	
<u>11410J-04-020.006</u>	

Mailing Address of Property Owner: <u>567 Comfort Plze</u>	Mailing Address of Applicant (if different than Owner): <u>6001 Penni Lane</u>
City: <u>Biloxi</u>	City: <u>O.S.</u>
State: <u>MS</u>	State: <u>MS</u>
Zip: <u>39530</u>	Zip: <u>39564</u>
County: <u>Harrison</u>	County: <u>Jackson</u>
Telephone: ( )	Telephone: (718) <u>747-4478</u>

Property Size (please give in acres or by dimension): 72 x 270

Present Zoning Classification: RM-20

Is the property located within an AHRO District? Yes \_\_\_ No X If so, which District?  
 Is this property a Historic Landmark? Yes \_\_\_ No X

Flood Zone(s) of Property: <u>AE18 - CAZ</u>	North	South	East	West
Property is most nearly bounded by what streets?	<u>Beach Blvd</u>	<u>Howard Ave</u>	<u>Keller Ave</u>	<u>Holley St</u>
If property directly fronts or is adjacent one of the streets above, please indicate with a ✓			<input checked="" type="checkbox"/>	

**REQUESTED ACTION BY THE PLANNING COMMISSION (A separate supplement form is required for each):** ✓

- Text Amendment
- Zoning Map Amendment – must include zone classification change in narrative
- Planned Development
- Master Plan/Update
- Preliminary Subdivision Review
- Conditional Use
- Public ROW Vacation
- Street Name Change
- Variance
- Appeal
- Tree Removal

**GENERAL INFORMATION READ BEFORE EXECUTING.** Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the application process have been fully explained and understood, including the timetable for processing of the application; the applicant has further received the following appropriate handouts: Application Processing Timetable; Instructions for Application Completion, Procedures for a Conditional Use or Community Unit Plan; and Variance Procedures. The completed application must be returned to the Planning Office not later than the first or third Thursday of any month in order that a public hearing may be held on the first or third Thursday of the following month. Receipt of fee(s) does not constitute receipt of a completed application.

**The Planning Commission (PC) is a recommendation board, all cases will go to the Biloxi City Council for a final determination. If any case is denied by the Biloxi City Council, you will have ten (10) days to appeal their decision.**

<p><i>[Signature]</i> Signature of Rightful Owner</p> <p><i>[Signature]</i> Notary Signature (Seal)</p> <p><i>[Signature]</i> Signature of Rightful Owner</p> <p><i>[Signature]</i> Notary Signature (Seal)</p>	<p>4/3/26 Date</p>	<p><i>[Signature]</i> Signature of Rightful Owner</p> <p><i>[Signature]</i> Notary Signature (Seal)</p> <p><i>[Signature]</i> Signature of Applicant</p> <p><i>[Signature]</i> Notary Signature (Seal)</p>	<p>4/17/26 Date</p>
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If someone other than the applicant needs to be notified concerning this case, please note name(s) and address(es) below:

**NOTES:**

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**NOTE: Please see attached instructions for details on documents required for a complete application.**



PLANNING COMMISSION SUPPLEMENT

Conditional Use

City of Biloxi, Planning Division
Mailing Address: P.O. Box 508, Biloxi, MS 39533
Office Location: 676 Dr. MLK Blvd.,
Building (228) 435-6270 Planning (228) 435-6266 Fax (228)

TO BE COMPLETED BY APPLICANT | DATE: 4-2-2026

Conditional Use - The purpose of the Conditional Use is to provide for certain uses that, because of their unique characteristics, can be allowed with special consideration in each case of the impact of those uses upon neighboring land and of the public need for the particular use at the particular location.

SEPARATE STATEMENT OF SUPPORT MUST BE ATTACHED - The narrative must set forth proposed use and justification for the change, utilizing criteria set forth in Section 23-6-1(e) of the Biloxi Code of Ordinances and including all proposed and existing structures as well as the uses planned for the site in question.

Detailed Site Plan Attached (If no site plan is attached, this application is considered incomplete and will not be accepted.)

Criteria: Please respond to all yes answers.

1. Is the use necessary to promote the public interest at that location? Yes [ ] No [X]

Please explain:

2. Is the use designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected? Yes [X] No [ ]

Please explain:

3. Will the use cause substantial injury to other property in the Neighborhood in which it is located? Yes [ ] No [X]

Please explain:

4. Does the use conform to all district regulations of the applicable zoning district in which it is to be located, unless other provisions are specifically set forth in the requirements governing specific Conditional Uses? Yes [X] No [ ]

Please explain:

5. Have satisfactory provisions and arrangements been made concerning the following, where applicable:  
Please explain

Conditional Use Supplement	N/A	Yes	No
1. Ingress and egress?		✓	
2. Off-street parking and loading areas, where required, with particular attention to the economic, noise, glare or odor effects of the Conditional Use on adjoining properties and properties generally in the zoning district? <i>Have own parking</i>	✓		
3. Refuse and service areas?	✓		
4. Utilities, with reference to location, availability, and compatibility?		✓	
5. Screening and buffering, with reference to type, dimensions, and character?		✓	
6. Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the zoning district?			✓
7. Required yards and other open spaces?		✓	
8. General compatibility with adjacent properties and other property in the Zoning district?		✓	
Comments:			

Note: If approved by City Council, a Conditional Use Permit will be issued, if no action is taken within one-year, the Conditional Use Permit will expire.

# Separate Narrative

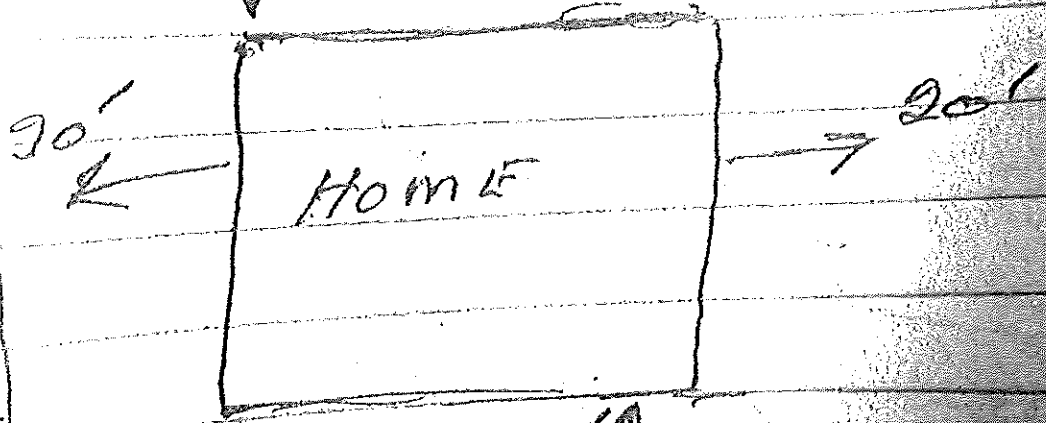
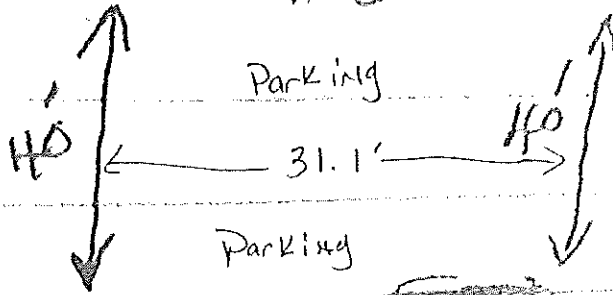
Brief narrative which fully explains the purpose of the requested action being sought, the reason or justification for said action and the applicant's objective in requesting said action.

Applicant is seeking conditional approval for short term rental use of the subject property in order to support or offset any necessary or spontaneous financial stability.

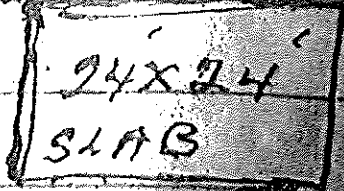
The ultimate objective is to maintain affordability and stability while occupying home.

KELLER AVE.

← 71.5' →



15' ↓

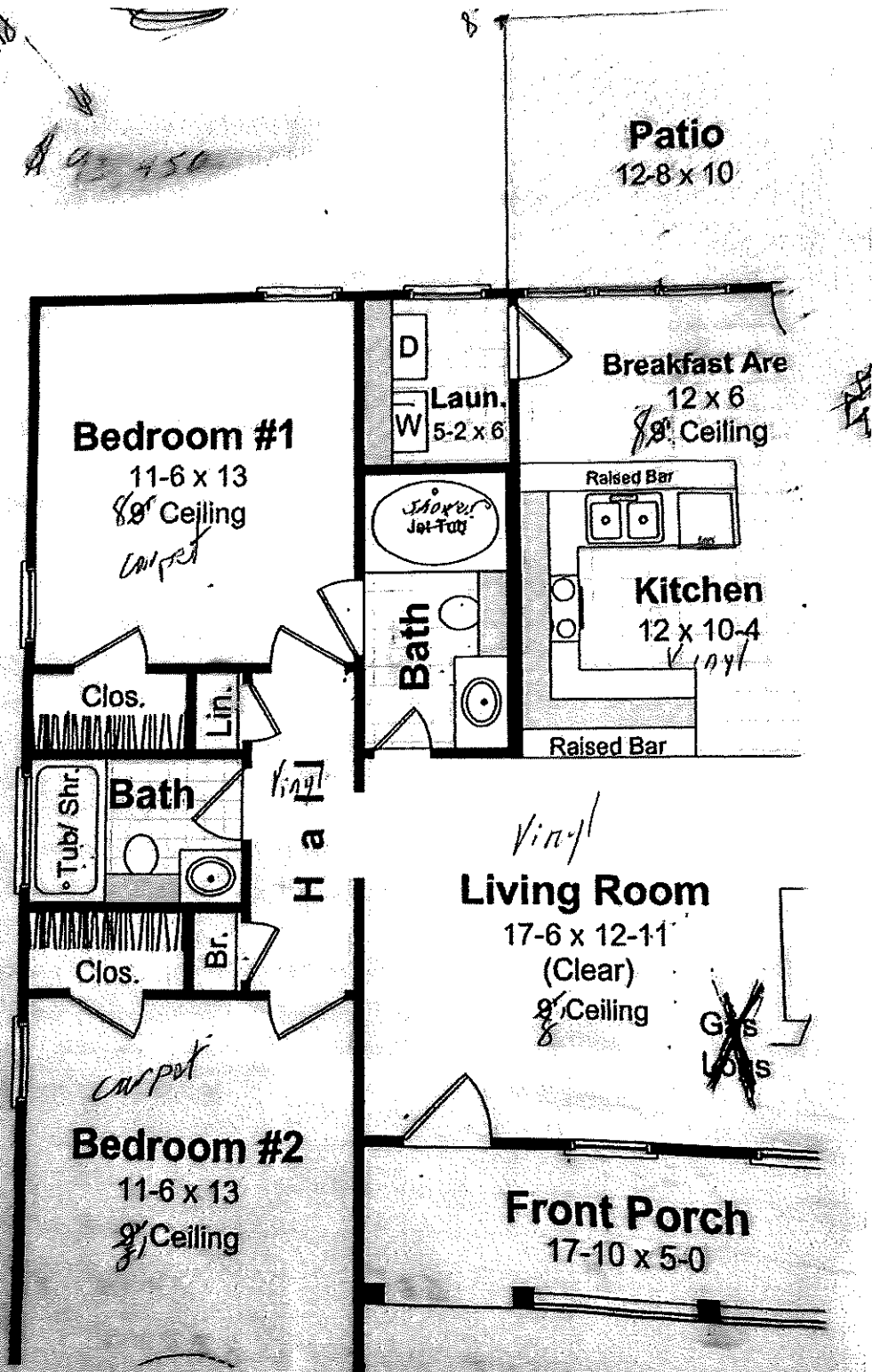


99.2' ↓

← 71.5' →

Plans  
A 92-450

8'  
5'  
Cous utilities



BILOXI PLANNING COMMISSION MEETING  
 MAY 21, 2026  
 COMMUNITY DEVELOPMENT,  
 DR. MARTIN LUTHER KING JR. MUNICIPAL BUILDING,  
 676 DR. MARTIN LUTHER KING JR. BOULEVARD,  
 BILOXI, MISSISSIPPI,  
 BEGINNING AT 2:00 P.M.

**PLANNING COMMISSION MEMBERS PRESENT:**

Ronnie Bogard  
 Kyle Carron  
 Steve Delahousey  
 Joe King  
 Gary Lechner  
 Debora Magee  
 August Parker  
 Shante' Shaw  
 John Snow  
 David Stanovich  
 Michael Todaro

**ALSO PRESENT:**

Jerry Creel, Director of Community Development  
 Felicia Serpas, Senior Planner  
 Caryle Lena, Planner I  
 Dr. Paul Tisdale, Councilman Ward 5

**REPORTED BY**

Melissa Burdine-Rodolfich  
 Simpson Burdine & Migues

MR. DELAHOUSEY:

I'd like to call the meeting to order.  
 This is the 2:00 p.m. meeting of the Biloxi  
 Planning Commission.

I am substituting for the chair and vice  
 chair today. My name is Steve Delahousey. And as  
 we have done in the past -- I don't know that it's  
 really necessary, but just to be sure that we  
 would sustain any scrutiny, I would like to  
 entertain a motion to have me fill in as chair.

MR. PARKER:

So moved.

MR. KING:

Second.

MR. DELAHOUSEY:

Motion made and a second. All in favor,  
 aye.

(Unanimous vote.)

MR. DELAHOUSEY:

Opposed?

(None opposed.)

MR. DELAHOUSEY:

Motion carries. Thank you.

Okay. The Chair is going to recognize

**C-O-N-T-E-N-T-S**

<b>CONTINUED PUBLIC HEARING(S) :</b>	<b>PAGE:</b>
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(None)	--
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**NEW PUBLIC HEARING(S) :**

26-29-PC	8
26-30-PC	21

**TREE HEARINGS:**

(None)

the members present. We have Mr. Lechner,  
 Mr. Parker, Mr. Todaro, Ms. Magee, Ms. Shaw,  
 Mr. Stanovich, Mr. Bogard, Mr. Carron, Mr. King,  
 Mr. Snow; myself, Steve Delahousey.

The other members -- people that are  
 present today, we have Mr. Jerry Creel, who is the  
 Director of Community Development; Caryle Lena,  
 who is a planner for the City.

And at the table in the audience, we  
 have Felicia Serpas, Senior Planner for the City;  
 and our court reporter is Melissa  
 Burdine-Rodolfich.

Mr. Todaro, would you please open the  
 meeting with a moment of prayer?

(Moment of prayer.)

MR. DELAHOUSEY:

Mr. Snow, would you lead us in the  
 Pledge?

(Pledge of Allegiance.)

MR. DELAHOUSEY:

We would also like to recognize Dr. Paul  
 Tisdale, our City Councilman from Ward 5.

Have all members of the Commission had  
 an opportunity to receive the minutes of our last  
 meeting? If so, the Chair will entertain a

1 motion.  
 2 MR. CARRON:  
 3 So moved.  
 4 MR. SNOW:  
 5 (Indicating second.)  
 6 MR. DELAHOUSEY:  
 7 We have a motion to approve by  
 8 Mr. Carron; second by Mr. Snow.  
 9 Any discussion?  
 10 (No response.)  
 11 MR. DELAHOUSEY:  
 12 All in favor, aye.  
 13 (Unanimous vote.)  
 14 MR. DELAHOUSEY:  
 15 All opposed?  
 16 (None opposed.)  
 17 MR. DELAHOUSEY:  
 18 Motion carries.  
 19 Mr. Creel, do we have any staff or  
 20 committee reports?  
 21 MR. CREEL:  
 22 Yes, sir. Mr. Chairman and members of  
 23 the Commission, over the past two weeks, the  
 24 department has issued 134 building permits, with a  
 25 construction valuation of right at \$2.7 million.

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1 We have collected \$18,000 in permit fees, issued  
 2 licenses for 18 new businesses. One of those were  
 3 for a peddler, and we also had two renewals.  
 4 We've also issued 15 certificates of occupancy.  
 5 Of the permits issued, one was for a  
 6 remodeling job at -- for the Walmart at C.T.  
 7 Switzer. Also, we issued the plumbing permit for  
 8 the new Chick-fil-A and seven new single-family  
 9 houses.  
 10 MR. DELAHOUSEY:  
 11 Thank you.  
 12 For those of you who have not  
 13 participated in these meetings before, we have --  
 14 we'll first have the Planning Commission meeting.  
 15 We have two cases before us today, and we will  
 16 hear those cases and we will vote on those cases  
 17 separately.  
 18 Immediately following the Planning  
 19 Commission, we will adjourn and we will convene  
 20 the Board of Zoning Adjustments. We have one case  
 21 today.  
 22 For those of you who are just here for  
 23 Planning Commission, you're welcome to stay for  
 24 the entire meeting or you can leave after your  
 25 case is heard. We just ask that you please be

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1 quiet when you exit because we have our court  
 2 reporter. And unlike other meetings where they  
 3 just have the minutes, she actually is a  
 4 stenographer and documents every word. And so she  
 5 has the ultimate authority to make us be quiet,  
 6 all of us. If she can't hear what's being said,  
 7 she can't document it and so please be mindful of  
 8 that.  
 9 When your case is called, we will ask  
 10 you to come up and present your case. If you need  
 11 to sign in, there is a pad on the podium. You'll  
 12 need to sign in. If you want to sign in ahead of  
 13 time before your case, that's fine.  
 14 And when you sign in, you begin your  
 15 narrative by giving us your name and address and  
 16 then just give us a brief explanation in your own  
 17 words of what your case is before us. We have a  
 18 copy of it, but we'd like to hear it in your own  
 19 words. And then the Planning Commission members  
 20 may ask you some questions after that.  
 21 After that, we will ask if there is  
 22 anyone in the audience to speak in favor of the  
 23 application, and then we will ask if there is  
 24 anyone to speak in opposition. After that, we  
 25 will have the presenter come up for any rebuttal

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1 comments that he will have to make -- he or she  
 2 wishes to make. We'll close the hearing and we'll  
 3 take a vote. And so that's kind of how the  
 4 process works.  
 5 We ask that there be no discussion  
 6 during the meetings -- during the hearings. If  
 7 you have a question, it is inappropriate for you  
 8 to direct your question to the presenter. Please  
 9 direct your question to the Planning Commission,  
 10 and if we can't answer it, we may ask the question  
 11 of the presenter, but please -- we don't want to  
 12 have a back and forth. Again, it causes confusion  
 13 for the court reporter. So I would ask you to  
 14 please abide by those rules.  
 15 Of course, no applause or any outbursts.  
 16 I don't think we have any really controversial  
 17 cases today.  
 18 Okay. That's it.  
 19 All right. Our first case we have today  
 20 is Case Number 26-29-PC, Alvin and Ronald Baker,  
 21 owners, and Jeri Catus -- am I pronouncing that  
 22 right?  
 23 UNIDENTIFIED SPEAKER:  
 24 Yes, sir.  
 25 MR. DELAHOUSEY:

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1 -- is the applicant requesting  
 2 conditional use approval to authorize an existing  
 3 single-family residence situated upon a parcel of  
 4 land measuring approximately 72 feet by 270 feet  
 5 to be utilized as a short-term rental. The  
 6 property is located in an RM-20, medium-density  
 7 multi-family residential zoning district and is  
 8 identified as municipal address of 120 Keller  
 9 Avenue, Tax Parcel Number 1410J-04-020.000. This  
 10 case advertised on May 8th, May 15th.  
 11 Who is here to represent? Come on up.  
 12 MS. LENA:  
 13 Video.  
 14 MR. DELAHOUSEY:  
 15 And I wrote it down, video, and I still  
 16 forgot. You can stay there, if you want. She's  
 17 just trying to show the video.  
 18 UNIDENTIFIED SPEAKER:  
 19 Okay.  
 20 MS. SERPAS:  
 21 (Video played.)  
 22 Okay.  
 23 MR. DELAHOUSEY:  
 24 Okay. After you've signed in, please  
 25 give us your name, address, and tell us a little

1 big lot in the back of the property that could be  
 2 utilized for many various things. And so we're  
 3 just hoping to get the approval from the  
 4 Commission today.  
 5 MR. DELAHOUSEY:  
 6 Okay. Is that it?  
 7 MS. CATUS:  
 8 Yes.  
 9 MR. DELAHOUSEY:  
 10 All right. Questions from the members  
 11 of the Commission?  
 12 MR. CARRON:  
 13 Just looking at your diagram there, I'm  
 14 kind of confused. Is it two bedrooms?  
 15 MS. CATUS:  
 16 Yes.  
 17 MR. CARRON:  
 18 But it shows a carport on that one  
 19 bedroom.  
 20 MS. CATUS:  
 21 So it's a two-bedroom, two-bathroom and  
 22 then there is a shed in the back. The driveway is  
 23 pretty big. It's spans the width of property.  
 24 MR. CARRON:  
 25 I don't know if y'all can see what I'm

1 bit about what you're here for today.  
 2 MS. CATUS:  
 3 Sure. Good afternoon. I'm Jeri Catus.  
 4 I apologize if you can't hear me from  
 5 the mask. I will try to enunciate.  
 6 MR. DELAHOUSEY:  
 7 Pull the mic a little closer, if you  
 8 would.  
 9 MS. CATUS:  
 10 Is that better?  
 11 MR. DELAHOUSEY:  
 12 Yep, that's good.  
 13 MS. CATUS:  
 14 I don't want to give germs or receive  
 15 germs.  
 16 In support of 120 Keller Avenue, the  
 17 attempt is to show off the beautiful Biloxi beach  
 18 area, to also attract a diverse group of tourism.  
 19 Additionally, there is a -- Pelican Cove  
 20 condominium that sits right next to the property  
 21 that also serves as a great selling point for not  
 22 just Cruisin' the Coast but for other major events  
 23 that Biloxi has to offer and Gulfport has to  
 24 offer.  
 25 The other biggest takeaway is there is a

1 talking about on the drawing there. It says  
 2 bedroom, but underneath it's got "carport" on  
 3 there. Is there a carport in front of that?  
 4 MS. CATUS:  
 5 No. It's not in front like that -- that  
 6 wording looks like a pen ink mark. The driveway  
 7 is in the front. The carport -- this portion is  
 8 in the front of the home, but directly adjacent to  
 9 that front bedroom where you see those two windows  
 10 in the very front, there is like a deck right  
 11 there.  
 12 MR. CARRON:  
 13 So that's just a driveway basically?  
 14 MS. CATUS:  
 15 Yes, sir.  
 16 MR. CARRON:  
 17 Okay. Thank you.  
 18 MS. CATUS:  
 19 Thank you.  
 20 MS. SHAW:  
 21 Mr. Carron, this says "carpet." It  
 22 means carpet in the bedroom. C-a-r-p-e-t, carpet.  
 23 MR. CARRON:  
 24 Okay.  
 25 MS. MAGEE:

1 He thought it said carport.  
 2 MS. CATUS:  
 3 That's okay. Carpet, carport. That's  
 4 okay.  
 5 Thank you.  
 6 MR. DELAHOUSEY:  
 7 Other. Any other questions from any  
 8 members of the Commission?  
 9 (No response.)  
 10 MR. DELAHOUSEY:  
 11 Anyone in the audience wish to speak in  
 12 favor of the applicant's request? Anyone to speak  
 13 in favor? Anyone to speak -- yes, sir. Please  
 14 come forward and give us your name and sign in.  
 15 UNIDENTIFIED SPEAKER:  
 16 I didn't see a sign-in.  
 17 MR. DELAHOUSEY:  
 18 It's up here.  
 19 MR. HOLLIDAY:  
 20 First, my name is John Holliday. I'm in  
 21 real estate development, appraisal and general  
 22 real estate for 50 years.  
 23 I'm here to speak on not only the behalf  
 24 of that, I represented Mr. and Ms. -- Mr. Baker,  
 25 Alvin Baker and his brother on this house. They

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1 be anything adjoining our property that sells  
 2 alcoholic beverages. Well, the largest -- one of  
 3 the largest night clubs in the south wanted to buy  
 4 where Winn Dixie was, but they couldn't buy it, so  
 5 they went and spent \$10 million somewhere else.  
 6 But it restricted -- it hurt the property value a  
 7 lot.  
 8 That's all. I'm here for speaking on  
 9 the rights to property values.  
 10 MR. DELAHOUSEY:  
 11 Sir, did you have -- did you want to  
 12 speak?  
 13 Anyone else to speak in favor of the  
 14 applicant's request?  
 15 (No response.)  
 16 MR. DELAHOUSEY:  
 17 Anyone in opposition? Anyone to speak  
 18 in opposition?  
 19 (No response.)  
 20 MR. DELAHOUSEY:  
 21 Any questions for the applicant?  
 22 MR. STAROVICH:  
 23 Could she come back up?  
 24 MR. DELAHOUSEY:  
 25 Did you have any other comments?

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1 inherited it. It's basically within -- you can  
 2 throw a stone and hit the waterfront.  
 3 And, anyway, I think one of highest and  
 4 best uses of it is for this. To restrict that use  
 5 away from this property would devalue that  
 6 property as it would any other property at or near  
 7 the beach, and I have primary examples of that.  
 8 When Cruisin' the Coast comes here, they  
 9 don't want their cars in a parking lot at a  
 10 casino. They don't want their cars in a parking  
 11 lot at a hotel. They want their cars in a parking  
 12 lot of a property, and they want that property to  
 13 be at or right near the beach, which this is one  
 14 lot off the beach.  
 15 I just think it's the highest and best  
 16 use -- one of the highest and best uses of the  
 17 property and to restrict it would set a precedent  
 18 for restricting other properties in similar  
 19 locations and on the beach. It would curtail  
 20 their land values. It would curtail basically  
 21 their private property rights.  
 22 Anytime you curtail what people can  
 23 do -- I sold a building in D'Iberville once next  
 24 to where Kmart used to be. And in Kmart's deed  
 25 they had, if I remember right, there shall never

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1 Ma'am, could you come forward, please.  
 2 MR. STAROVICH:  
 3 Just one quick question. Are you going  
 4 to self-manage it?  
 5 MS. CATUS:  
 6 Pardon?  
 7 MR. STAROVICH:  
 8 Are you managing the short-term rental?  
 9 MS. CATUS:  
 10 Would I manage it, yes. I mean, yes.  
 11 MR. STAROVICH:  
 12 And how far do you live from there?  
 13 MS. CATUS:  
 14 We would be living in the property as  
 15 well. So this is our home.  
 16 MR. DELAHOUSEY:  
 17 So you're going to be residing at this  
 18 residence?  
 19 MS. CATUS:  
 20 Yes. This is just for future, for our  
 21 parents, for our children and forward thinking for  
 22 what other options there are for the house, but  
 23 this is our home.  
 24 MR. STAROVICH:  
 25 So this is not going to be a full-time

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1 short-term rental?  
 2 MS. CATUS:  
 3 No, sir, it will not.  
 4 MS. MAGEE:  
 5 So you live there now?  
 6 MS. CATUS:  
 7 We are moving into it, yes, ma'am.  
 8 MS. MAGEE:  
 9 Okay.  
 10 MS. CATUS:  
 11 It has to be brought up, updated.  
 12 MR. CARRON:  
 13 When your relatives are staying there,  
 14 how far away are you going to be from there to --  
 15 or are you going to be staying with them?  
 16 MS. CATUS:  
 17 No. If our relatives are staying there,  
 18 we will be out of the country or a different  
 19 location because my husband works for the  
 20 government.  
 21 MR. CARRON:  
 22 What we usually like to hear is that if  
 23 there is an issue there, someone can be there in,  
 24 say, 30 minutes to resolve any issues that might  
 25 arise.

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1 map, they're surrounded on the east, south and  
 2 west by waterfront property, which is more  
 3 extensive and, of course, you've got Pelican Cay  
 4 condos right next door, which is high-density  
 5 residential.  
 6 They have -- they meet the parking  
 7 requirements for the two bedrooms and they have  
 8 adequate parking for that. And as they've stated,  
 9 they'll have someone that will be within  
 10 30 minutes of the location.  
 11 I would just remind the applicant that  
 12 if this is approved, you would need to go ahead,  
 13 get your conditional use permit and you will have  
 14 to renew it every year so that you don't lose your  
 15 status with it.  
 16 So with that understood, the staff has  
 17 no objection and would recommend approval.  
 18 MR. CARRON:  
 19 Question, Jerry, I believe the City  
 20 Council had the first reading on the amendment  
 21 changes. Did they vote on those?  
 22 MR. CREEL:  
 23 The only one that has been approved, I  
 24 believe, is the single-family houses in the --  
 25 MS. SERPAS:

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1 MS. CATUS:  
 2 Absolutely. We would have someone if we  
 3 need to. If we're not locally nearby in the  
 4 actual front home, we will make sure that we have  
 5 a manager, absolutely. Yes.  
 6 MR. DELAHOUSEY:  
 7 Yeah. It is a requirement that if  
 8 you're not available that you designate someone.  
 9 MS. CATUS:  
 10 Absolutely. We will be in accordance to  
 11 any guidelines, yes. And this is, again, future  
 12 planning.  
 13 MR. DELAHOUSEY:  
 14 Any other questions from members of the  
 15 Commission?  
 16 If not, thank you.  
 17 MS. CATUS:  
 18 You're welcome. Thank you.  
 19 MR. DELAHOUSEY:  
 20 Mr. Creel.  
 21 MR. CREEL:  
 22 The property under consideration is  
 23 zoned RM-20, which allows short-term as a  
 24 conditional use in the RM-20. We believe that the  
 25 use is appropriate. If you look at the zoning

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1 PD.  
 2 MR. CREEL:  
 3 Right. Okay. I don't believe that they  
 4 voted on this one yet. To remove it from RM-20  
 5 and RM-30, is what you're talking about?  
 6 MR. CARRON:  
 7 Yes.  
 8 MR. CREEL:  
 9 No. I don't believe that vote has been  
 10 taken yet.  
 11 MR. CARRON:  
 12 All right. Thank you.  
 13 MR. CREEL:  
 14 It's tabled subject to call.  
 15 MR. DELAHOUSEY:  
 16 So we have a motion made by Mr. Parker  
 17 and a second was Mr. Snow.  
 18 All in favor, please raise your hand.  
 19 (Unanimous vote.)  
 20 MR. DELAHOUSEY:  
 21 Rather than roll call, Melissa, will you  
 22 just record that was a unanimous vote in favor?  
 23 Any opposed?  
 24 (None opposed.)  
 25 MR. DELAHOUSEY:

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1 Any abstentions?  
 2 (No abstentions.)  
 3 MR. DELAHOUSEY:  
 4 Motion carries.  
 5 That hearing is closed.  
 6 I would just like to make one comment  
 7 that any development towards the east end of  
 8 Biloxi, we commend you for doing that and  
 9 especially for the purposes that you're talking  
 10 about and with the -- in mind, the Cruisin the  
 11 Coast aspect and things like that, so you're to be  
 12 commended for taking this step. Thank you.  
 13 MS. CATUS:  
 14 Thank you.  
 15 MR. DELAHOUSEY:  
 16 Okay. Our next case is Case Number  
 17 26-030-FC, Mississippi Development, LLC, owner and  
 18 Lovepreet Singh, applicant, request for  
 19 conditional use approval to authorize construction  
 20 of a 4,675-square-foot convenience store with gas  
 21 sales upon a parcel of land measuring  
 22 approximately one-acre presently situated within a  
 23 Neighborhood Business zone, and identified as  
 24 18032 Lorraine Road, Tax Parcel Number  
 25 1107-33.050.000. Video, please.

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1 MS. SERPAS:  
 2 Where are we?  
 3 MS. LENA:  
 4 Where's the dollar store?  
 5 MS. SERPAS:  
 6 Right here.  
 7 MR. CREEL:  
 8 That's it. It's Woolmarket and  
 9 Lorraine.  
 10 UNIDENTIFIED SPEAKER:  
 11 Yeah. It's just -- you see the  
 12 Dollar -- it's just east of Dollar General right  
 13 there in the vacant --  
 14 MS. LENA:  
 15 The Family Dollar.  
 16 UNIDENTIFIED SPEAKER:  
 17 Yeah. The vacant piece of property to  
 18 the east of Lorraine Road.  
 19 MS. SERPAS:  
 20 Okay. Between the pet shop and the  
 21 Family Dollar?  
 22 MS. LENA:  
 23 No. It's on the other side. You see  
 24 the white building right there, Felicia, on the  
 25 corner? It's the parcel right north of there.

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1 MS. SERPAS:  
 2 No video on this one.  
 3 MR. DELAHOUSEY:  
 4 The one time I remember.  
 5 MS. SERPAS:  
 6 It's all woods, so there is nothing to  
 7 see, but here's the Google Earth.  
 8 MR. DELAHOUSEY:  
 9 Can you just pull it up on Google Earth?  
 10 MS. SERPAS:  
 11 Yes. Here we are.  
 12 MR. DELAHOUSEY:  
 13 This case was advertised on May 8th and  
 14 May 15th.  
 15 MS. LENA:  
 16 That's not it.  
 17 UNIDENTIFIED SPEAKER:  
 18 It's just north of the intersection of  
 19 Lorraine Road and Woolmarket Road.  
 20 MR. CARBON:  
 21 Woolmarket Road and Lorraine Road  
 22 intersection.  
 23 UNIDENTIFIED SPEAKER:  
 24 North. You've got to go north. North,  
 25 yeah. Up. There you go. A little bit further.

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1 MR. DELAHOUSEY:  
 2 Don't touch the screen.  
 3 MS. SERPAS:  
 4 Okay. So here was your video right  
 5 here.  
 6 MR. TODARO:  
 7 So it's right next to the Dollar  
 8 General?  
 9 MS. MAGEE:  
 10 Oh, I see it. The Family Dollar.  
 11 MR. TODARO:  
 12 Or Family Dollar.  
 13 MS. SERPAS:  
 14 Excellent, Felicia.  
 15 Okay, sir. If you'll give us your name,  
 16 make sure you sign in. Tell us what you're here  
 17 for today.  
 18 MR. MOODY:  
 19 Yeah. Good afternoon. My name is Nick  
 20 Moody. I'm with MP Design Group, a civil engineer  
 21 with them, representing MS Development and  
 22 Lovepreet Singh, which is sitting here, is the  
 23 applicant.  
 24 I would like -- like the narrative says,  
 25 they want to do a -- roughly a 4,700-square-foot

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