

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, JULY 27, 2023 AT 4:30 PM

- A. Prayer**
- B. Pledge of Allegiance**
- C. Call to Order**
- D. Determination of a Quorum**
- E. Confirmation of Agenda**
- F. Adoption of Minutes**

F1. Planning Commission Meeting - June 22, 2023

G. Announcements

G1. If you are aggrieved by a vote of the Planning Commission, see below.

DECISION ITEMS: Except as noted below, items listed on this agenda as “Decision Items” may be appealed to the Gulfport City Council as follows: Any person or any officer, department or agency of the City aggrieved by a decision of the Planning Commission may, within fifteen (15) days thereafter, appeal therefore to the Gulfport City Council by submitting to the Planning Commission (Department of Urban Development – Planning Division) a written notice of appeal specifying the decision from which the appeal is taken. In the case of such appeal, the Planning Commission shall cause a transcript of the proceedings in the case to be certified to the City Council, and the matter will be heard on said transcripts. The filing fee for an appeal is based on the actual cost of the required official transcript and any related miscellaneous charges.

Exception: The disapproval of a general subdivision plan may be appealed by the subdivider by submitting to the Planning Commission and the Mayor and City Council a written notice of appeal. Upon receipt of notice of appeal, the planning commission shall transmit to the City Council a certified copy of the proceedings upon which the appeal is taken. The City Council may overrule such disapproval by a recorded vote of not less than 2/3 of its entire membership. No other right of appeal exists as to action taken by the Planning Commission on a general subdivision plan. The City Council hearing is not limited to the record created before the Planning Commission.

RECOMMENDATION ITEMS: As to items listed on this agenda as “Recommendation

Items”, the recommendation of the Planning Commission, whether to approve (with or without condition) or disapprove, will automatically be submitted to the City Council by the Department of Urban Development – Planning Division, and the item (except recommendations on Final Plats which are not so limited) will be considered by the City Council on the record created before the Planning Commission. It is not necessary to file anything with the Planning Commission in order to have the matter heard by the City Council.

G2. Anyone speaking today is asked to complete a "Speaker's Card".

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

H. Hearing of Cases

H1. Planning Commission Decision

1. Planning Commission Approval 2307PC071:

Planning Commission Approval 2307PC071, by owner Daniel Chirinos, seeking approval for a home occupation administrative office use for a ride share company at Tax Parcel 0908J-01-001.099, 11345 Mia Dr, Zoned R-1-7.5 (Single-family), Ward 6

2. Planning Commission Approval 2307PC072:

Planning Commission Approval 2307PC072, by agents Advanced Bldg Specialties, Inc & Taylor Higgason, seeking approval for a convenience store use in a B-2 Zoning District at Tax Parcel 0808P-01-009.000, 14165 Dedeaux Rd, Zoned B-2 (General business), Ward 5

3. General Plan 2307PC083:

General Plan 2307PC083, by agent Elliott Homes LLC, Tax Parcel 1010O-02-050.000, seeking approval of General Plan for a new 78-lot subdivision (Palm Heights) at 1856 Beach Blvd, Zoned R-1-7.5 (Single-family), Ward 2

4. General Plan 2307PC084:

General Plan 2307PC084, by agent Rumsey Engineering, Tax Parcels 0807F-01-003.000 & 0807F-01-004.000, seeking approval of a new 84-lot, single family residential development (Swan Ridge) at 15221 & 15201 Swan Rd, Zoned R-1-10 (Single-family), Ward 7

H2. Planning Commission Recommendation

1. Zoning Map Amendment 2307PC070:

Zoning Map Amendment 2307PC070, by owner Michael Wilson, Requesting to rezone Tax Parcel 0807H-01-010.001 from R-1-15 (Single-family) to R-E (Residence estate), South Swan Rd, Ward 7

2. Zoning Map Amendment 2307PC076:

Zoning Map Amendment 2307PC076, by agent Johnathan Marshall, Requesting to rezone Tax Parcel 0808M-03-006.000 from R-B (Residence-business) to B-1 (Neighborhood business), 11149 Old Hwy 49, Ward 7

3. Zoning Map Amendment 2307PC077:

Zoning Map Amendment 2307PC077, by agent Schwartz, Orgler, and Jordan, PLLC, Requesting to rezone Tax Parcel 0711O-03-034.000 from T4+ (General Urban Zone "Plus") to T5 (Urban Center Zone), 4310 W Beach Blvd, Ward 2

4. Zoning Map Amendment 2307PC079:

Zoning Map Amendment 2307PC079, by owner Jeanette Ladner, Requesting to rezone Tax Parcel 0711P-01-002.000 from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), W Beach Blvd, Ward 2

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment