

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, JANUARY 23, 2025 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 -12/19/24

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. General Plan 2501PC001:

General Plan 2501PC001, by agent Heinrich & Associates, seeking approval for a 6 lot subdivision, Tax Parcels 0711N-02-103.003, 0711N-02-103.004, 0711N-02-103.005, 0711N-02-103.009, 0711N-02-103.002, 0711N-02-103.001, 0711N-02-103.006, 0711N-02-103.007, 0711N-02-103.008, 4808 W. Beach Blvd, Zoned T4L (General Urban Zone "Limited"), Ward 2

2. Special Exception 2501SE003:

Special Exception 2501SE003, by agent William E. Kneasal Jr., seeking approval for a liquor store use, Tax Parcel 0811A-05-004.000, 1229 Pass Road, Zoned B-2 (General Business), Ward 2

3. Planning Commission Approval 2501PC007:

Planning Commission Approval 2501PC007, by owner Michael J. Maden, seeking approval for an administrative office for a real estate agent as a home occupation, Tax Parcel 0807I-01-005.012, Zoned R-1-10 (Single-family), Ward 7

4. Special Exception 2501SE010:

Special Exception 2501SE010, by owners Ria Propertiez AZ, LLC and Prosper Properties LLC, seeking approval for a bar and lounge use, Tax Parcel 1010H-02-031.000, 2093 E Pass Road Suites A & C, Zoned B-1 (Neighborhood Business), Ward 2

H2. Planning Commission Recommendation

1. Zoning Text Amendment 2407PC094: (Remanded back by City Council)

Zoning Text Amendment 2407PC094, by City of Gulfport Administration, to amend Appendix D (Smartcode) at 5.4.11a and 5.4.11b both at building setback to delete the 6-foot maximum side yard setback

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment