

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, FEBRUARY 27, 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 - 01/23/25

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 2502PC022:

Planning Commission Approval 2502PC022, by agent Heinrich & Associates, seeking approval for a five lot zero-lot line subdivision use, Tax Parcel 1010E-02-025.001, 1019 Bridge Street, Zoned T3 (Sub-Urban Zone), Ward 4

2. Planning Commission Approval 2502PC023:(Withdrawn by Planning Staff)

Planning Commission Approval 2502PC023, by owner Hectco Services Inc, seeking approval for a warehouse use, Tax Parcel 0810N-03-037.000, 2815 22nd Ave, Zoned B-2 (General Business), Ward 3

3. General Plan 2502PC025:

General Plan 2502PC025, by owner Gnarly Development LLC, seeking approval of a six lot residential subdivision (Calypso Cove), Tax Parcel 0911B-02-053.000, 16th Street, Zoned T4L (General Urban Zone Limited), Ward 2

4. Planning Commission Approval 2502PC026:

Planning Commission Approval 2502PC026, by agent Tuong Xuan Nguyen, seeking approval for townhouse development, Tax Parcels 0911B-02-015.000, 0911B-02-015.002, 30 East Beach Blvd, Zoned T6 (Urban Core Zone) Ward 2

H2. Planning Commission Recommendation

1. Zoning Text Amendment 2407PC094;(Postponed to February Meeting)

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

2. Zoning Text Amendment 2411PC169: (Remanded back by City Council)

Zoning Text Amendment 2411PC169, by City of Gulfport Urban Development, to amend Appendix A, Section IV, E, 3, Supplementary design for new and renovated buildings along commercial and mixed use corridors value of construction.

I. Reports

J. Unfinished Business

K. Other Business

K1. Other Business

L. Adjournment