



Planning Commission | Agenda

Thursday, July 24, 2025 – 4:30 PM

City Hall – Council Chambers
2309 15th Street, Gulfport

- 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 - May 22, 2025 & June 26, 2025

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. Special Exception 2506SE077:

Special Exception 2506SE077, by agent Charfonya Boose, seeking approval for a liquor store use, Tax Parcel 0910N-07-007.000, 406 Pass Road, Zoned B-2 (General Business), Ward 4

2. Planning Commission Approval 2506PC080:

Planning Commission Approval 2506PC080, by owner Dezmine Brown, seeking approval for a mobile home use, Tax Parcel 0710I-03-015.000, 3522 35th Ave, Zoned R-1-5 (Single-family), Ward 1

3. Planning Commission Approval 2506PC081:

Planning Commission Approval 2506PC081, by owner 2700 14th Avenue LLC, seeking approval for Mutli-Family Dwelling use, Tax Parcel 0811B-01-012.001, 2700 14th Ave, Zoned B-2 (General-Business), Ward 3

4. Planning Commission Approval 2507PC085:

Planning Commission Approval 2507PC085, by owner Norwood Village Inc, seeking approval for a church use, Tax Parcel 0808E-02-035.000, 12100 Hwy 49 Suite 316, Zoned B-4 (Highway Business), Ward 7

5. Special Exception 2507SE086:

Special Exception 2507SE086, by owner Vintage Properties LLC, seeking approval for a liquor store use, Tax Parcel 0910N-06-019.000, 423 Pass Road, Zoned B-2 (General-Business), Ward 3

6. Planning Commission Approval 2507PC092(Withdrawn by Planning Staff)

Planning Commission Approval 2507PC092, by agent John Paul Barber, seeking approval for a Medical Cannabis Dispensary use, Tax Parcel 0910J-01-076.000, 20 Pass Road, Zoned B-2 (General Business), Ward 4

7. Special Exception 2507SE093

Special Exception 2507SE093, by agent Kara Alley, seeking approval for a liquor store use, Tax Parcel 0811F-04-044.000, 1615 25th Ave, Zoned T6 (Urban Core Zone), Ward 3

8. Special Exception 2508SE094

Special Exception 2508SE094, by agent Debra Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-049.000, 803 Courthouse Road, Zoned R-1-7.5 (Single-family), Ward 4

9. Special Exception 2508SE095

Special Exception 2508SE095, by agent James Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-050.000, 1 39th Street A, Zoned R-1-7.5 (Single-family), Ward 4

10. Planning Commission Approval 2508PC099:

Planning Commission Approval 2508PC099, by agent Virgil Gillespie, seeking approval for automobile and truck sales and repair business, Tax Parcels 0811E-03-019.000, 0811E-03-020.000, 0811E-03-021.000, 1804 33rd Ave, 1810 33rd Avenue, 1814 33rd Ave, Zoned B-1 (Neighborhood-Business), Ward 1

H2. Planning Commission Recommendation

1. Zoning Map Amendment 2506PC067:

Zoning Map Amendment 2506PC067, by owners Ria Propertiez AZ LLC and Prosper Properties LLC, requesting to rezone to B-2 (General Business), Tax Parcels 1010H-02-031.000, 1010H-02-031.001, 2093 E Pass Road, 2079 E Pass Road, Zoned B-1 (Neighborhood Business), R-B (Residence Business), Ward 2

2. Zoning Text Amendment 2507PC087:

Zoning Text Amendment 2507PC087, by City of Gulfport, amending Appendix A, Sec IV - Supplementary Regulations, to add paragraph (E) Supplementary Design Standards (2.7)(ii) use of vinyl siding will require approval from the Architectural Review Committee.

3. Zoning Text Amendment 2507PC090:

Zoning Text Amendment 2507PC090, by City of Gulfport, amending Appendix A, Sec IV - Supplementary Regulations, regarding permit requirements, and prohibiting fences, walls, or hedges to be permitted on vacant lots.

4. Zoning Map Amendment 2507PC091

Zoning Map Amendment 2507PC091, by agent David Becher, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-01-039.000, 1114 Ocean View Drive, Zoned T5 (Urban Center Zone), Ward 2

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment