



Planning Commission | Agenda

Thursday, October 23, 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 - 09-25-2025

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. Tree Permit Appeal 2510PC117:

Tree Permit Appeal 2510PC117, by agent Tony Vu, seeking to appeal denied tree permit, Tax Parcel 0911B-02-015.000, 30 E Beach Blvd, Zoned T6 (Urban Core Zone), Ward 2

2. Special Exception 2510SE118:

Special Exception 2510SE118, by owner 3 Rivers LLC, seeking approval for a liquor store use, Tax Parcel 0807P-01-023.002, 13111 Three Rivers Road, Zoned B-2 (General-business), R-2 (Single-Family), Ward 7

H2. Planning Commission Recommendation

1. Zoning Map Amendment 2510PC119:

Zoning Map Amendment 2510PC119, by owner Cast Developments LLC, requesting to rezone parcels to T4+ (General Urban Zone "Plus"), Tax Parcels 0911A-02-099.000, 0911A-02-098.000, 139 Palmetto Lane, 418 16th Street, Zoned T4+ (General Urban Zone "Plus"), T5 (Urban Center Zone), Ward 2

2. Zoning Map Amendment 2511PC122:

Zoning Map Amendment 2511PC122, by agent John Dees, requesting to rezone parcel to be T5 (Urban Center Zone), Tax Parcels 0811F-05-026.000, 0811F-05-027.000, 2100 24th Avenue, 2122 24th Avenue, Zoned T4L (General Urban Zone "Limited"), T5 (Urban Center Zone), Ward 3

I. Reports

J. Unfinished Business

K. Other Business

K1. Other Business

L. Adjournment

