



Zoning Board | Agenda

Thursday, November 20, 2025 – 3:00 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. Zoning Board Meeting - 10-16-2025

G. Hearing of Cases

G1. Public Declaration of Appeal Process of Chairman

Any person or any officer, department or agency of the City aggrieved by any decision of the Zoning Board of Adjustment and Appeals may, within fifteen (15) days thereafter appeal there from to the mayor and City Council by filing with the Planning Division a written notice of appeal specifying the decision from which the appeal is taken. In case of such appeal, the Zoning Board shall cause a transcript of the proceedings in the case to be certified to the mayor and 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. Any appeal shall be in writing and submitted to the Department of Urban Development-Planning Division stating what decision is being appealed and detailing how you are aggrieved.

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

Please provide the completed card at the time you speak to the Zoning Board. 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.

G3. Routine Agenda

1. Special Exception 2511SE126:

Special Exception 2511SE126, by agent Timmithy Wilks, seeking approval for an assisted living facility, Tax Parcel 0710H-03-006.000, 3601 Meadowlark Drive, Zoned R-1-5 (Single-Family), Ward 3

2. Variance 2511ZB129:

Variance 2511ZB129, by owners Alexander and Michael Rivera, seeking approval for a secondary frontage setback of 8 feet & 8 inches where 25 feet is required for their proposed attached addition, Tax Parcel 0808E-01-064.000, 15372 Dellwood Cove, Zoned R-1-10 (Single-Family), Ward 7

3. Variance 2511ZB130:

Variance 2511ZB130, by owners Alexander and Michael Rivera, seeking approval for a primary frontage setback of 23 feet & 7 inches where 25 feet is required for their proposed attached addition, Tax Parcel 0808E-01-064.000, 15372 Dellwood Cove, Zoned R-1-10 (Single-Family), Ward 7

4. Variance 2511ZB131: (Withdrawn by Applicant)

Variance 2511ZB131, by agent Fountain & Associates LLC, seeking approval to submit a Planned Building Group application for property with 1.814 acres where ordinance requires 2 acres for application submission, Tax Parcels 1010G-03-016.002, 1010G-03-016.003, Cotton Drive, Dudley Street, Zoned T4+ (General Urban Zone "Plus"), Ward 2

5. Variance 2512ZB132:

Variance 2512ZB132, by agent MP Design Group, seeking approval for 935 regular parking spaces where 1643 are required, Tax Parcels 0910P-04-001.000, 0910I-03-019.000, 100 Perry Street, Victory Street, Zoned R-1-7.5 (Single-Family), B-2 (General Business), Ward 2

6. Variance 2512ZB133:

Variance 2512ZB133, by agent MP Design Group, seeking approval for a 10-foot front yard setback where 25 feet is required, Tax Parcel 0910P-04-001.000, 100 Perry Street, Zoned R-1-7.5 (Single-Family), Ward 2

H. Adjournment