



Zoning Board | Agenda

Thursday, May 21, 2026 – 3:30 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. Zoning Board Meeting - April 16, 2026

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. Variance 2604ZB054:(Tabled to the May meeting due to the applicant not being present at meeting)**

Variance 2604ZB054, by owner Hector Rojas, seeking approval for a 6-foot tall fence where the height limit is 4 feet, Tax Parcel 0710M-01-012.006, 5914 28th, Zoned R-2 (Single-family), Ward 1

2. Variance 2605ZB060:

Variance 2605ZB060, by agent Brent Hearn, seeking approval for a zero-foot side yard setback where 6 feet is required for an attached lean-to style carport, Tax Parcel 0808O-02-103.000, 11062 Klein Rd, Zoned R-1-5 (Single-family), Ward 4

3. Variance 2605ZB062:

Variance 2605ZB062, seeking approval for parking that backs out into the right-of-way for multiple-family dwelling uses, Tax Parcels 1010G-03-016.002, 1010G-03-016.003, 1010G-03-015.003, Cotton Drive, Ward 2

4. Variance 2605ZB065:

Variance 2605ZB065, by agent Megan Runkel, seeking approval for zero regular parking spaces where 8 are required, Tax Parcel 0811F-05-017.000, 1916 24th Ave, Zoned T4L (General Urban Zone "Limited"), Ward 3

5. Special Exception 2606SE071:

Special Exception 2606SE071, by agent Kelli Bell, seeking approval for a lounge use, Tax Parcel 0811K-04-001.000, 1429 25th Avenue, Zoned T6 (Urban Core Zone), Ward 2

6. Variance 2606ZB074:

Variance 2606ZB074, by owner Metal Properties MS LLC, seeking approval for an 8-foot tall fence where the height limit is 4 feet, Tax Parcel 0909H-01-003.018, 12186 Glascock Drive, Zoned I-2 (Heavy Industry), Ward 4

H. Adjournment