



Planning Commission | Agenda

Thursday, July 23, 2026 – 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 - 06-25-2026

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 2605PC070 (Deferred to Special Call Meeting per Request of Planning Commission Chairman)

Tree Permit Appeal 2605PC070, by owners Michael Russell & Kirsten Wilson-Russell, seeking to appeal a denied tree permit, Tax Parcel 0711O-04-028.004, 4719 W Beach Blvd, Zoned T4L (General Urban Zone "Limited"), Ward 2

2. General Plan 2607PC094: (Withdrawn by Planning Staff Due to Variance Denial)

General Plan 2607PC094, by agent Terry Moran, seeking approval for a 48-lot subdivision with 2 outparcels, Tax Parcels 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

3. Planning Commission Approval 2607PC090:

Planning Commission Approval 2607PC090, by agent Angela Gonzalez, seeking approval for a trade school use, Tax Parcel 0910M-03-072.000, 1015 Pass Road, Suite B, Zoned B-2 (General business district) Ward 3

4. Planning Commission Approval 2607PC095:

Planning Commission Approval 2607PC095, by owners Sherterica Evans and James Evans Jr., seeking approval for an administrative office for a home-based jewelry business, Tax Parcel 0908C-01-001.052, 12538 Westwood Place, Zoned R-1-7.5 (Single-Family), Ward 6

5. Planning Commission Approval 2607PC100:

Planning Commission Approval 2607PC100, by agent Montrell Lee, seeking approval for auto sales of less than fifty (50) vehicles, Tax Parcel 0811B-05-026.000, 2734 17th Avenue, Suite B, Zoned B-2 (General business district) Ward 3

H2. Planning Commission Recommendation

1. Zoning Map Amendment 2604PC045: (Tabled to July Meeting)

Zoning Map Amendment 2604PC045, by agent Micheal Collins, requesting to rezone parcel to R-2 (Single-family), Tax Parcel 0810I-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

I. Reports

J. Unfinished Business

K. Other Business

K1. Other Business

General Plan Revision 2605PC067, by agent Brown, Mitchell, & Alexander Inc, seeking approval for a revised 7-lot subdivision that was initially approved on May 28, 2026, Tax Parcel 0908D-01-015.000, Orchard Street, Zoned R-1-7.5 (Single-family), Ward 6

L. Adjournment