



Planning Commission | Agenda

Thursday, August 27, 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 - July 23, 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. Planning Commission Approval 2607PC090: (Tabled to August Meeting)

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

2. Planning Commission Approval 2608PC111:

Planning Commission Approval 2608PC111, by owner Carolyn T. Malveaux, seeking approval for a mobile home use, Tax Parcel 0810F-01-030.000, 8198 Florida Ave, Zoned R-1-5 (Single-family), Ward 3

H13. Hearing of Cases

Planning Commission Approval 2608PC114, by owner Regina Carlette Watts, seeking approval for an administrative office for an educational consultant office as a home occupation, Tax Parcel 0711M-01-006.000, 1110 Lewis Ave, Zoned R-2 (Single-family), Ward 1

4. Planning Commission Approval 2608PC123:

Planning Commission Approval 2608PC123, by agent Vincent J. Zito, seeking approval to add towing to existing automotive repair use, Tax Parcel 0910N-07-007.001, 3370 C Ave, Zoned B-2 (General Business), Ward 4

H2. Planning Commission Recommendation

1. Zoning Map Amendment 2609PC124:

Zoning Map Amendment 2609PC124, by agent Terry Moran, requesting to rezone three parcels to R-1-5 (Single-family), Tax Parcel 0809B-01-001.000, 0808P-01-012.000, 0809A-01-010.000 Three Rivers Road, Zoned B-2 (General business) and R-B (Residence-business), Ward 4

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment