



Zoning Board | Agenda

Thursday, July 31, 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 - 05/15/25 & 06/19/25

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 2502ZB024: (Remanded back by Council)

Variance 2502ZB024, by agent David John Hunter, seeking approval for an 8 foot setback where 25 feet is required for a secondary frontage, Tax Parcel 0911F-01-035.000, 500 East Beach Blvd, Zoned R-1-7.5 (Single-Family), Ward 2

2. Variance 2506ZB072:

Variance 2506ZB072, by owner Savannah Walk Townhomes LLC, seeking approval for a sign structure height of 12.5 feet where 6 feet is the height limit, Tax Parcel 0807G-01-001.000, South Swan Road, Zoned R-1-15 (Single-family), Ward 7

3. Variance 2506ZB074:

Variance 2506ZB074, by agent Michael Cowan, seeking approval for an 11-foot secondary frontage setback where 25 feet is required, Tax Parcel 0710O-01-012.000, 2900 43rd Ave, Zoned R-B (Residence-Business), Ward 1

4. Variance 2506ZB075:

Variance 2506ZB075, by agent Michael Cowan, seeking approval for lot size of 5,000 square feet where 7,500 is required, Tax Parcel 0710O-01-012.000, 0710O-01-012.001, 0710O-03-033.000, 0710O-03-032.000, 2900 43rd Ave, 2920 43rd Ave, Zoned R-B (Residence-Business), Ward 1

5. Variance 2506ZB076:

Variance 2506ZB076, by owner Daniel Samms, seeking approval for an 8-foot tall fence where 6 feet is the height limit, Tax Parcel 0911D-06-049.000, 2621 6th Ave, Zoned R-1-7.5 (Single-family), Ward 2

6. Special Exception 2506SE077:

Special Exception 2506SE077, by agent Charfonya Boose, seeking approval for a liquor store use, Tax Parcel 0910N-07-007.000, 406 Pass Road, Zoned B-2 (General Business), Ward 4

7. Variance 2506ZB078:

Variance 2506ZB078, by owner Ancillary Capital LLC, seeking approval for an 8-foot-tall fence where the height limit is 6 feet, Tax Parcel 0811L-03-030.001, 1114 33rd Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

8.

Variance 2506ZB079:

Variance 2506ZB079, by owner Ancillary Capital LLC, seeking approval for an 8-foot-tall fence where the height limit is 6 feet, Tax Parcel 0811L-03-034.000, 1115 33rd Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

9. Variance 2507ZB084:

Variance 2507ZB084, by agent Donovan Scruggs, seeking approval for lot sizes of 4,000 square feet for single-family homes where 7,500 square feet is required, Tax Parcels 1010M-02-001.000, 1010M-02-001.002, 1010M-02-001.003, 1010M-02-001.004, 1010M-02-001.005,

1010M-02-001.006, 1010M-02-005.001, 5th Street, Zoned B-2 (General-Business), T4L (General Urban Zone "Limited"), T4+ (General Urban Zone "Plus"), Ward 2

10. Special Exception 2507SE086:

Special Exception 2507SE086, by owner Vintage Properties LLC, seeking approval for a liquor store use, Tax Parcel 0910N-06-019.000, 423 Pass Road, Zoned B-2 (General-Business), Ward 3

11. Variance 2507ZB088:

Variance 2507ZB088, by agent David Becher, seeking approval for lot size of 4,682 square feet where 7,500 is required, Tax Parcel 0911A-02-117.000, 690 Beach Drive, Zoned T4+ (General Urban Zone "Plus"), Ward 2

12. Variance 2507ZB089:

Variance 2507ZB089, by agent David Becher, seeking approval for lot size of 5,078 square feet where 7,500 is required, Tax Parcel 0911A-02-117.000, 690 Beach Drive, Zoned T4+ (General Urban Zone "Plus"), Ward 2

13. Special Exception 2507SE093:

Special Exception 2507SE093, by agent Kara Alley, seeking approval for a liquor store use, Tax Parcel 0811F-04-044.000, 1615 25th Ave, Zoned T6 (Urban Core Zone), Ward 3

14. Special Exception 2508SE094:

Special Exception 2508SE094, by agent Debra Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-049.000, 803 Courthouse Road, Zoned R-1-7.5 (Single-family), Ward 4

15. Special Exception 2508SE095:

Special Exception 2508SE095, by agent James Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-050.000, 1 39th Street A, Zoned R-1-7.5 (Single-family), Ward 4

H. Adjournment