

City of Port St. Joe
Regular Meeting
Planning, Development & Review Board
June 3, 2025
Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

Present		Absent	
Board	Staff	Board	Staff
Jay Rish	Charlotte Pierce	Phil Earley	Jim Anderson
Travis Burge	Mike Lacour	Minnie Likely	
Chris Karagiannis	Clinton McCahill		
Hal Keels	April Thompson		
Rawlis Leslie			

After ascertaining that a quorum was present, Chairman Rish called the meeting to order at 4 P.M. Phil Earley notified Mrs. Pierce that he would be unable to attend the meeting.

Consent Agenda

May 6, 2025, Regular Meeting Minutes

A Motion was made by Chris Karagiannis, second by Hal Keels, to approve the Minutes of the May 6, 2025, Regular Meeting. All in favor; Motion carried 5-0.

Business Items

Special Exception Request - Short Term Rental in an R-1 District, 314 Jones Homestead Road, Sean Garrett

Sean Garrett requested a Special Exception for his home to be used as a vacation / short term rental.

Chairman Rish shared that short term rentals in R-1 Districts are prohibited. After a discussion by the Board, a Motion was made by Hal Keels, second by Travis Burge to not recommend approval to the City Commission. All in favor; Motion carried 5-0. A Letter of Objection was received from a neighbor who was opposed to the request. Mr. Rish explained that Mr. Garret could request the exception from the City Commission because the PDRB did not have the authority to change the zoning.

Special Excepotion Request for the Side and Rear Setback – Betty Hardin, 1906 Cypress Avenue Parcel 05666-000R

Betty Hardin requested a 7' Special Exception to build a 10x16' shed and a 10x20' carport at the right rear side of her property. The Special Exception would allow a 7' encroachment into the setback for the shed. Previously, there was a shed in this location, but was destroyed by Hurricane Michael. The carport would be an additional structure for her truck. Neighbors adjoining her property and two across the street signed a statement that they did not object to the request.

A Motion was made by Rawlis Leslie, second by Travis Burge, to grant the request of Mrs. Hardin. All in favor; Motion carried 5-0.

Special Exception Request for the Rear Setback – Thomas and Joy Hayes, 208 Tenth Street, Parcel 05120-000R

Keith Ford, representing Thomas and Joy Hayes, requested they be allowed to expand their existing tool shed approximately 144 square feet to the rear of the property. There were no objections received from the neighbors.

A Motion was made by Travis Burge, second by Hal Keels, to grant the Special Exception Request of 7' into the rear setback. All in favor; Motion carried 5-0.

Citizens to be Heard

No one from the public wished to speak.

Discussion by Board Members

There were no issues to discuss by any of the Board Members.

Motion to Adjourn

There was no further business to come before the PDRB. A Motion was made by Hal Keels, second by Chris Karagiannis, to adjourn the meeting at 4:10 P.M.


Charlotte M. Pierce, City Clerk


Date


Jay Rish, Chairman


Date