

City of Port St. Joe  
Regular Meeting  
Planning, Development & Review Board  
November 4, 2025  
**Minutes**

**Pledge of Allegiance and Moment of Silence**

**Roll Call of the Board**

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

After ascertaining that a quorum was present, Chairman Rish called the meeting to order at 4:00 P.M. Phil Earley and Hal Keels notified City Staff they would be unable to attend today's meeting.

**Consent Agenda**

*October 7, 2025, Regular Meeting Minutes*

A Motion was made by Chris Karagiannis, second by Rawlis Leslie, to approve the Minutes of the October 7, 2025, Regular Meeting. All in favor; Motion carried 5-0.

**Business Items**

*Special Exception Request – David and Patricia Drabkin, Parcel #05681-135R Lot 7 Cabell Drive*

No one was present to represent the Drabkins.

Bobbi Seward shared her concerns about this issue.

A Motion was made by Rawlis Leslie, second by Travis Burge, to Table this item until more information could be obtained from the Drabkins. All in favor; Motion carried 5-0.

*Special Exception Request – Richard and Michelle LePage, Parcel #05063-000R, 818 Marvin Avenue*

Richard and Michelle LePage stated that their roof is not good, they want to redo their roof and add a covered porch. Their request will reduce their front setback from 25' to 19'.

The LePages are neighbors of City Attorney McCahill and he stated that he had no objections to their request.

A Motion was made by Travis Burge, second by Chris Karagiannis, to grant the request to encroach 6' into the LaPage's front setback. All in favor; Motion carried 5-0.

*Ordinance 625 Small Scale Plan Amendment – Gulf County BOCC Parcel #'s 04589-040R, 04589-030R, 04589-020, and 04589-010R*

A Motion was made by Minnie Likely, second by Travis Burge, to recommend to the City Commission the Small Scale Plan Amendment request from Gulf County.

Kathy Gilbert, representing the Gulf County Recovery Team, stated they will be working with the County on this project and are working to establish a community land trust. She noted a land lottery would most likely be used to select the persons chosen for the housing.

Minnie Likely stated that she serves on the Gulf County Recovery Team (GCRT) and asked if she should refrain from voting on this issue. Attorney McCahill confirmed that she does not receive any compensation for serving on the GCRT and she would not have to refrain from voting.

All in favor; Motion carried 5-0.

*Ordinance 627 Small Scale Plan Amendment – Napoleon Pittman Parcel #04702-000R, 522 First Street*

Discussion ensued about the property which included concerns of a residential structure in a commercial zone, and currently on the Code Enforcement list for bringing the property up to code.

A Motion was made by Rawlis Leslie to recommend the request to the City Commission. The Motion died for the lack of a second.

A Motion was then made by Chris Karagiannis, second by Travis Burge, not to recommend approval to the City Commission. All in favor; Motion carried 5-0.

Mr. Anderson shared that Travis Burge, Phil Early, and Hal Keels all agreed to continuing on the PDRB and each of the gentlemen was approved by the City Commission on October 21, 2025, for an additional Three Year Term ending in November of 2028.

**Citizens to be Heard**

No one from the public wished to speak.


**Discussion by Board Members**

There were no additional 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 Chris Karagiannis, second by Travis Burge, to adjourn the meeting at 4:25 P.M.

  
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Charlotte M. Pierce, City Clerk

  
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Date

  
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Jay Rish, Chairman

  
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Date