

City of Port St. Joe  
Regular Meeting  
Planning, Development & Review Board  
February 3, 2026  
**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 Phil Earley Chris Karagiannis Minnie Likely	Jim Anderson Charlotte Pierce Mike Lacour April Thompson Clinton McCahill	Travis Burge Hal Keels Rawlis Leslie	

After ascertaining that a quorum was present, Chairman Rish called the meeting to order at 4:00 P.M. Hal Keels, Travis Burge, and Rawlis Leslie notified City Staff they would be unable to attend the meeting.

**Consent Agenda**

*January 6, 2026, Regular Meeting Minutes*

A Motion was made by Chris Karagiannis, second by Minnie Likely, to approve the Minutes of the January 6, 2026, Regular Meeting. All in favor; Motion carried 4-0.

**Business Items**

*Special Exception Request – 309 Twelfth Street, Parcel #05137-000R, SPS Properties*

Sam Smith, property owner stated they wanted to add a bedroom and bathroom to their house and requested a Special Exception to be allowed to make the addition.

Mr. Anderson shared the property is on a corner lot and has two front Setbacks 25'. The request would encroach 10' into the Long Avenue front leaving a 15' setback.

A Motion was made by Phil Earley, second by Chris Karagiannis, to grant the Special Exception. All in favor; Motion carried 4-0.

*Ordinance 629 (EAR) Based Amendment*

Ray Greer explained the EAR Based Amendment changes to the Board. The previous EAR was adopted by the state in July, 2025. SB 180 was passed by the legislature which required the new bill to be retroactive to 2024, which necessitated the City return to the previous EAR.

A Motion was made by Chris Karagiannis, second by Minnie Likely, to recommend the EAR to the City Commission. All in favor; Motion carried 4-0.

*Recommendations to the City Commission*

Chris Karagiannis volunteered to attend the next City Commission as a representative of the PDRB.

**Citizens to be Heard**

No one from the public wished to speak.

**Discussion by Board Members**

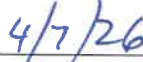
There were no additional issues to discuss by any of the Board Members.

**Motion to Adjourn**

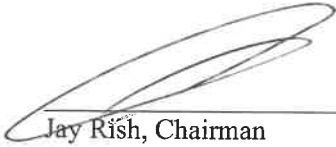
There was no further business to come before the PDRB. A Motion was made by Phil Earley, second by Minnie Likely, to adjourn the meeting at 4:10 P.M.



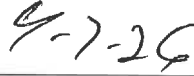
Charlotte M. Pierce, City Clerk



Date



Jay Rish, Chairman



Date