

**City of Port St. Joe
Planning, Development, and Review Board Regular Meeting
August 2, 2022 at 4:00 P.M.**

**Jay Rish
Minnie Likely
Rawlis Leslie
Phil Earley**

**Hal Keels
Travis Burge
Letha Mathews**

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

ROLL CALL OF THE BOARD

CONSENT AGENDA:

June 7, 2022 Continued Until June 14 Regular Meeting Minutes

Pages 1-4

BUSINESS ITEMS

- **Final Plat Approval of the Cove at Plantation Bluff**
 - **Long Ave. Partners LLC- Ralph Rish**

Pages 5-7

***You are hereby notified that in accordance with Florida Statutes, you have the right to appeal any decision made by the Board with respect to any matter considered at the above referenced meeting. You may need to ensure that a verbatim record of the proceedings is made which may need to include evidence and testimony upon which the appeal is based.**

City of Port St. Joe
 Regular Meeting
 Planning, Development & Review Board
 June 7, 2022

This meeting was continued until June 14, 2022.

Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

	Present		Absent
Board		Staff	Board
Phil Earley		Jim Anderson	Jay Rish
Letha Mathews		Charlotte Pierce	Travis Burge
		Mike Lacour	Hal Keels
		Clinton McCahill	Rawlis Leslie
			Minnie Likely
			Bo Creel

After ascertaining that a quorum was not present, Vice-Chairman Earley announced that there would be a continuation of the June 7, 2022, Meeting until Tuesday, June 14, 2022, at 4:00 P.M. Chairman Rish, Travis Burge, Hal Keels, and Minnie Likely notified City Staff they would not be able to attend the meeting on June 7, 2022.

City of Port St. Joe
 Regular Meeting
 Planning, Development & Review Board
 June 14 2022

This is a continuation of the meeting from June 7, 2022.

Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

	Present		Absent
Board		Staff	Board
Jay Rish		Jim Anderson	Travis Burge
Phil Earley		Charlotte Pierce	
Hal Keels		Mike Lacour	
Rawlis Leslie		Clinton McCahill	
Minnie Likely			
Letha Mathews			Bo Creel

After ascertaining that a quorum was present, Chairman Rish called the meeting to order. Travis Burge notified City Staff that he would not be able to attend the meeting today.

Consent Agenda

Minutes of the April 12, 2022, Meeting which was a continuation of the April 5, 2022 Meeting.

A Motion was made by Letha Mathews, second by Phil Earley to approve the Minutes. All in favor; Motion carried 6-0.

Business Items

Special Exception Request

Nick DiLallo, MMG Reid, LLC, 405 Reid Avenue; Density

Mr. DiLallo was present and requested that he be allowed to have two residential spaces on the second floor of the property address and increase the density from 1.5 to 2. He shared that by eliminating the driveway to the proposed building, the City would gain four additional parking spaces on Reid Avenue.

A Motion was made by Rawlis Leslie, second by Letha Mathews, to recommend the approval of the request to the City Commission. All in favor; Motion carried 6-0.

Joe Adams, 2804 Garrison Avenue; Setbacks

Mr. Adams requested that he be allowed to reduce the front setback of his lot on Madison Street from 25' to 14'. He is building a pole barn to keep his boat under and needs the additional setback.

A Motion was made by Phil Earley, second by Rawlis Leslie, to grant the encroachment. All in favor; Motion carried 6-0.

Larry Thompson, 112 Monica Drive; Setbacks

Mr. Thompson was asking to reduce his left and right-side setbacks from 15' to 6' to construct a shed in the setback area.

A Motion was made by Hal Keels, second by Phil Earley, to approve the setback. All in favor; Motion carried 6-0.

Cary Hardee, III, 1033 McClelland Avenue; Setbacks

Mr. Hardee was requesting to be allowed to reduce the setback on the Thirteenth Street side of his property from 15' to 3', and to reduce the back setback from 10' to 3'. The request is to allow a large shed on his property.

A Motion was made by Letha Mathews, second by Rawlis Leslie, to approve Mr. Hardee's request. All in favor; Motion carried 6-0.

George Thompson – Concerning the approval of a Special Exception for 916 Twentieth Street

Mr. Thompson, speaking on behalf of his mother-in-law, Nancy Howze, requested that the Board reconsider their approval of the Special Exception granted on April 12, 2022, for Scott Hoffman.

Chairman Rish noted that the Special Exception Request was properly noticed, a Certified Letter noticing the hearing was signed for by Gary Howze, and the Board could not reverse their decision;

Attorney McCahill acknowledged that Chairman Rish's statement was correct and the Board could not change their decision.

Scott Hoffman, property owner of 916 Twentieth Street, shared that he had made modifications to his shed as well as the adjustments that he had made in an attempt not to have a negative impact on his neighbor.

Chairman Rish announced, that since there is nothing pending for the meeting in July, there would be no meeting due to the holiday.

A motion was made by Hal Keels, second by Rawlis Leslie to adjourn the meeting at 4:30 P.M. All in favor;
Motion carried 6-0.

Charlotte M. Pierce City Clerk

Date

Jay Rish, Chairman

Date

DUE TO THE LACK OF A QUORUM OF THE BOARD, THIS MEETING HAS BEEN CONTINUED UNTIL JUNE 14, 2022, AT 4:00 P.M. AT THIS LOCATION

City of Port St. Joe
Planning, Development, and Review Board Regular Meeting
June 7, 2022 at 4:00 P.M.

Jay Rish
Minnie Likely
Rawlis Leslie
Phil Earley

Hal Keels
Travis Burge
Letha Mathews

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

ROLL CALL OF THE BOARD

CONSENT AGENDA:

April 5, 2022, Regular Meeting Minutes Pages 1--2

BUSINESS ITEMS

- Special Exception Request
 - o Nick Dilallo, MMG Reid, LLC Pages 3-19
405 Reid Ave.
Density
 - o Joe Adams Pages 20-35
2804 Garrison Ave.
Setbacks
 - o Larry Thompson Pages 36-52
112 Monica Drive
Setbacks
 - o Corey Hardee Pages 53-76
1033 McClelland Ave.
Setbacks
- George Thompson- Concerning the approval of a Special Exception for 916 20th Street

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