

**City of Port St. Joe
Planning, Development, and Review Board Regular Meeting
July 2, 2024 4:00 P.M.**

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

**Hal Keels
Travis Burge
Chris Karagiannis**

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

ROLL CALL OF THE BOARD

CONSENT AGENDA:

June 4, 2024 Regular Meeting Minutes

Pages 1-2

BUSINESS ITEMS

- **Plat Approval Request- Windmark North Townhomes, WMOZ, LLC Pages 3-5**

***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 4, 2024
Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

| Present | | Absent | |
|-------------------|------------------|---------------|--------------|
| Board | Staff | Board | Staff |
| Jay Rish | Mike Lacour | Phil Earley | Jim Anderson |
| Travis Burge | Charlotte Pierce | Minnie Likely | Bo Creel |
| 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. Phi Early notified City Staff that he would be unable to attend the meeting.

Consent Agenda

May 7, 2024, Regular Meeting Minutes

A Motion was made by Travis Burge, second by Hall Keels, to approve the Minutes of the May 7, 2024, Regular Meeting. All in favor; Motion carried 5-0.

Business Items

Special Exception Request – David Dykes 1101 Palm Blvd., Parcel #05131-000R

Mr. Dykes requested a Special Exception to build a pole barn on his property. He is asking for a reduction from 5’ to 2’ creating a 3’ encroachment into the rear setback and from 20’ to 4’7” on the 11th Street side creating a 15’ 5” encroachment on that side.

A Motion was made by Rawlis Leslie, second by Chris Karagiannis, to grant this request. All in favor; Motion carried 5-0.

Special Exception Request – Dusty and Carla May 115 Allen Memorial Way, Parcel #05616-000R

Dr. Dusty May requested a Special Exception to construct a carport on his existing driveway. His request was a reduction of 25’ to 14’1” making his request for a 10’9” encroachment into the duPont Drive side setback.

A Motion was made by Travis Burge, second by Hall Keels, to grant this request. All in favor; Motion carried 5-0.

Special Exception Request – Jonathan Hall 150 Gulf Coast Circle, Parcel #03039-455R (Tabled at the May 7, 2024, PDRB Meeting). Request withdrawn by Applicant.

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

A Motion was made by Chris Karagiannis, second by Rawlis Leslie, to adjourn the meeting at 4:05 P.M. All in favor; Motion carried 5-0.

Charlotte M. Pierce, City Clerk

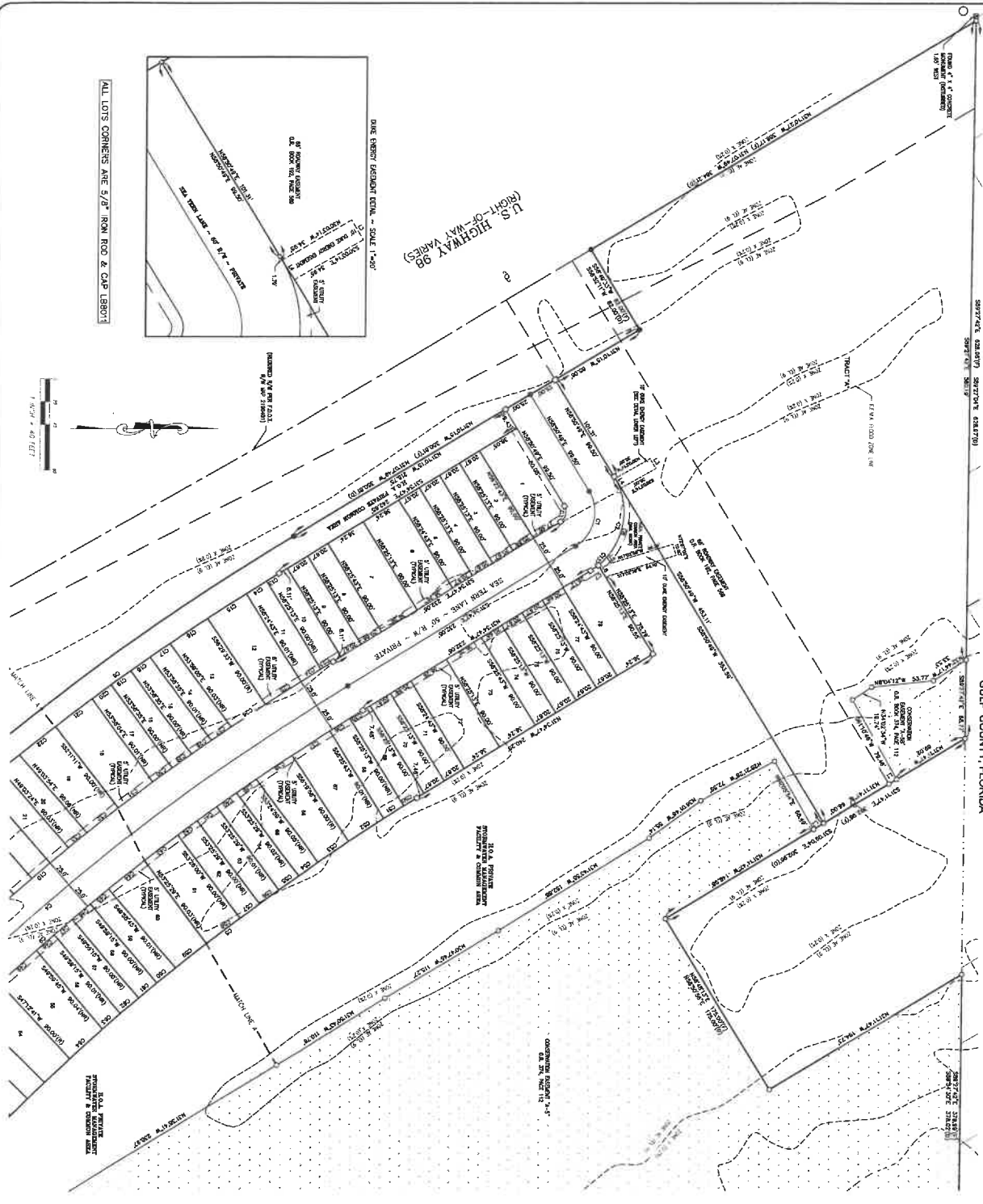
Date

Jay Rish, Chairman

Date

WINDMARK NORTH PROWPHOMES

A SUBDIVISION OF A PORTION OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 11 WEST
GULF COUNTY, FLORIDA



| Curve # | Length | Radius | Delta | Chord Bearing | Chord Length |
|---------|--------|--------|---------|---------------|--------------|
| C1 | 64.72 | 30.00 | 89.734° | S107°30'30\" | 4.81 |
| C2 | 13.80 | 60.00 | 89.734° | N78°21'30\" | 6.43 |
| C3 | 13.80 | 60.00 | 89.734° | N78°21'30\" | 6.43 |
| C4 | 26.10 | 30.00 | 89.734° | S45°45'15\" | 16.82 |
| C5 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C6 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C7 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C8 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C9 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C10 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C11 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C12 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C13 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C14 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C15 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C16 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C17 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C18 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C19 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C20 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C21 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C22 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C23 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C24 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C25 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C26 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C27 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C28 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C29 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C30 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C31 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C32 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C33 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C34 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C35 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C36 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C37 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C38 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C39 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C40 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C41 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C42 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C43 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C44 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C45 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C46 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C47 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C48 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C49 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C50 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C51 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C52 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C53 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C54 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C55 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C56 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C57 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C58 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C59 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C60 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C61 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C62 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C63 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C64 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C65 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C66 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C67 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C68 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C69 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |
| C70 | 60.00 | 60.00 | 90.000° | S45°45'15\" | 60.00 |

| Line # | Bearing | Length |
|--------|--------------|--------|
| L1 | S107°30'30\" | 2.76 |
| L2 | S107°30'30\" | 0.30 |
| L3 | N00°00'00\" | 0.00 |
| L4 | N00°00'00\" | 0.00 |
| L5 | N00°00'00\" | 0.00 |
| L6 | N00°00'00\" | 1.73 |

Dewberry
DEWBERRY ENGINEERS, INC.
2000 W. UNIVERSITY BLVD., SUITE 101
TALLAHASSEE, FLORIDA 32310
PHONE: 904.251.2222
WWW.DWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 18-01

WINDMARK NORTH HOUSES

A SUBDIVISION OF A PORTION OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 11 WEST
GULF COUNTY, FLORIDA

| Curve # | Curve Table | | | Curve Table | | |
|---------|-------------|--------|---------|-------------|---------|---------|
| | Length | Radius | Delta | Length | Radius | Delta |
| 01 | 78.01 | 204.00 | 27.93° | 54.27 | 204.00 | 27.93° |
| 02 | 87.00 | 192.00 | 30.96° | 54.16 | 192.00 | 30.96° |
| 03 | 80.23 | 216.00 | 22.72° | 54.72 | 216.00 | 22.72° |
| 04 | 74.00 | 207.00 | 27.07° | 51.22 | 207.00 | 27.07° |
| 05 | 80.00 | 200.00 | 28.91° | 79.82 | 200.00 | 28.91° |
| 06 | 72.82 | 43.00 | 229.76° | 181.42 | 43.00 | 229.76° |
| 07 | 23.22 | 43.00 | 170.24° | 181.42 | 43.00 | 170.24° |
| 08 | 30.14 | 120.00 | 143.24° | 120.00 | 143.24° | 143.24° |
| 09 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 10 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 11 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 12 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 13 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 14 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 15 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 16 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 17 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 18 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 19 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 20 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 21 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 22 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 23 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 24 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 25 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 26 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 27 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 28 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 29 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 30 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 31 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 32 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 33 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 34 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 35 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 36 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 37 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 38 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 39 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 40 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 41 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 42 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 43 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 44 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 45 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 46 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 47 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 48 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 49 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 50 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 51 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 52 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 53 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 54 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 55 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 56 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 57 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 58 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 59 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 60 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 61 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 62 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 63 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 64 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 65 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 66 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 67 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 68 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 69 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 70 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 71 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 72 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 73 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 74 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 75 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 76 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 77 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 78 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 79 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 80 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 81 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 82 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 83 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 84 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 85 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 86 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 87 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 88 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 89 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 90 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 91 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 92 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 93 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 94 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 95 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 96 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 97 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 98 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 99 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |
| 100 | 20.87 | 112.00 | 137.96° | 112.00 | 137.96° | 137.96° |

